

Sand Creek Villas Community Association, Inc
Annual Meeting
November 9, 2016

Mike Willoughby called the meeting to order at 6:00pm. Quorum was established. Board members present were Mike Willoughby, President Cordelia Smith, Treasurer. Also, present Kristie McKitterick and Kelly Denning from Balanced Bookkeeping & Community Association Management.

Mike Willoughby introduced the members of the Board and Balanced Bookkeeping's staff.

Meeting Minutes – Ray Cordero motioned; Elaine Fraser seconded; to accept the minutes from the 2015 annual meeting.

President's Report

- ◆ Reminder to get Loss Assessment insurance that covers the insurance deductible of the association. American Family is recommending \$50000.00 as a minimum. At American Family, the additional cost was \$5.00 per year. Discussed the importance of having insurance on your unit. Currently, the deductible on the association's insurance is 5% of the replacement cost of the buildings. The July storm was the second storm in 5 years. Please check your policies for proper coverage.
- ◆ The irrigation repairs that Taylor Made has done has greatly helped in reducing costs:
 - No leaks in the system were reported this year.
 - Water cost were lower this year.
- ◆ Water costs were lower with all the repairs Taylor Made has made.
- ◆ Refinished 47 doors that were in the worst condition.
- ◆ Board will consider replanting some of the plants that have died over the years.

Financial Report – Cordelia Smith gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ Dues stayed the same for 2017.

Vote was made to ratify budget. Budget was approved.

Election of Homeowner Board Members

- ◆ Mike Willoughby and Cheryl Galaszewski were elected to the Board of Directors.

Questions

- ◆ Matt Lemon volunteered to be the gate committee and start coming to board meetings to try to help in any way possible.
- ◆ Cheryl Galaszewski and Bryce Meighan volunteered to help with the landscaping. To consider where plants may be added to bare areas. Also, to replace trees if needed.

Drawings

- ◆ A drawing for two \$25.00 gift certificates were held for members who attended the meeting and the winners were: Cheryl Galaszewski and Glenda Meckling.
- ◆ A drawing for two \$25.00 gift certificates were held for members who sent in proxies and the winners were: Julie Henry and Robert Atkins.

The meeting was adjourned at 6:40 pm.

Kristie McKitterick took the minutes on behalf of the Board.