

Sand Creek Villas Community Association, Inc  
Annual Meeting  
Wednesday, December 12, 2007

Richard van Seenus called the meeting to order at 6:00pm. Quorum was established. Board members present were Richard van Seenus, President, Tom Hart VP. Also present was Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Richard van Seenus introduced the members of the Board and Officers.

**Meeting Minutes** – Tom Hart motioned to accept last year's minutes, Daryn Strop seconded; motion carried.

**Public Comments** – Issues discussed were:

- ◆ Snow removal on street only happens after 4" has accumulated
- ◆ Pulte will evaluate cracks in driveways before turn over of the association to the homeowners and some will be fixed
- ◆ Drainage problem in courtyard, all the way to Red Sand Grove, Pulte is looking into that issue and will be adding a rock drain.
- ◆ Light by mail boxes not working. That is a city owned light.

**President Report**

- ◆ Pulte expects turn over of the association in October of 2008.
- ◆ The vacant land on the corner of Shimmering & Dublin has been zoned for commercial before Sand Creek Villas was developed. Any commercial store can go into that property, City sends out notices for public comment on any undesirable stores that may wish to open in that location.
- ◆ Retaining wall located on Wills is currently being replaced.

**Financial Report** - Kristie McKitterick gave financial report. Vote was made to ratify budget. Budget was approved.

**Election of homeowner Board Member** – Richard van Seenus introduced Board member Nominees Tom Hart. No nominations from the floor were made. One (1) homeowner volunteered to assist with vote count. Volunteers: Renee Hyde. Association membership voted: Tom Hart was elected to the board.

The annual meeting will be moved to November to better accommodate budget approval in the future.

**Question and answer** –

The meeting was adjourned at 6.46pm.  
Kristie McKitterick took the minutes on behalf of the Board.