

Sand Creek Villas Community Association, Inc  
Annual Meeting  
November 2, 2021

Cheryl Galaszewski called the meeting to order at 6:05pm. Quorum was established. Board members present were Cheryl Galaszewski, President and Tammy Miller, Treasurer. Also, present Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Cheryl Galaszewski introduced the members of the Board and Balanced Bookkeeping's staff.

**Meeting Minutes** – Cheryl Galaszewski motioned; Tammy Miller seconded; to accept the minutes from the 2020 annual meeting. Motion carried.

**President's Report**

- ◆ Reminder to get Loss Assessment insurance that covers the **insurance deductible** of the association. The experts are recommending \$50000.00 as a minimum. Cheryl went over the importance of having insurance on your unit.
- ◆ Reminder snow and ice removal is the responsibility of the owners below 2". The street will be plowed at 4". When possible, the HOA will wait until the snow stops falling to do the snow removal.
- ◆ Doors to be stained in the spring.
- ◆ The gorilla hair to be replenished in the spring.
- ◆ All the siding on all the buildings inspected and repaired.
- ◆ Spot painting was done on all the buildings for any areas that the paint was peeling.
- ◆ Landscaping improvements.
  - 3 new trees.
  - 10 new boulders.
  - 50+ new plants.
  - Managed the drip to the new plants.
  - Changed from mulch to rock in 4 areas.
- ◆ Hired a gardener.
  - The gardener started with pruning the roses and fertilizing.
  - Dead headed all flowers.
  - Fertilized all the mulch areas.
  - Next year they will work on making the overall beds look better.
- ◆ Cheryl handles the gate opening and the remotes.
- ◆ Parking – park in your garage. The garage cannot be used as storage if you have 2 cars.
- ◆ No BBQ on porches due to the insurance rules and new Colorado Springs Fire Department Fire Code.
- ◆ Crack sealed the asphalt areas.

**Financial Report** – Tammy Miller gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ Tammy went over the 2022 budget.

## **Election of Homeowner Board Members**

Nicole Magic was elected to the board of directors.

### **Questions**

- ◆ A discussion on how many homeowners do not pick up after their dog. Kristie has a postcard ready to be hung on garage doors tomorrow that addresses dog poop.

The meeting was adjourned at 6:35 pm.

Kristie McKitterick took the minutes on behalf of the Board.