

Sand Creek Villas Community Association, Inc  
Annual Meeting  
November 6, 2019

Matt Lemon called the meeting to order at 6:05pm. Quorum was established. Board members present were Matt Lemon, President, Cheryl Galaszewski, VP, and Ross Mortensen, Treasurer. Also, present Kristie McKitterick and Kelly Denning from Balanced Bookkeeping & Community Association Management.

Matt Lemon introduced the members of the Board and Balanced Bookkeeping's staff.

**Meeting Minutes** – Cheryl Galaszewski motioned; Marilyn Butler seconded; to accept the minutes from the 2018 annual meeting. Motion carried.

**President's Report**

- ◆ Reminder - Each resident should receive a statement directly from Hammersmith for the Ridgeview at Stetson Hills Master Association.
- ◆ Reminder to get Loss Assessment insurance that covers the **insurance deductible** of the association. American Family is recommending \$50000.00 as a minimum. Matt went over the importance of having insurance on your unit.
- ◆ All door frames and garage frames have been completed.
- ◆ Replaced bad sections of sidewalk.
- ◆ Mud jacking was completed on all known trip hazards.
- ◆ The streets were crack filled.
- ◆ The gorilla hair was replenished in September.
- ◆ Rejuvenated front entrance garden area.
- ◆ Western Elements was hired as the new landscaper.
- ◆ Matt handles all the remote replacements for the gates.
- ◆ The gate had a complete checkup and the following were repaired/ replaced:
  - New call box.
  - 10 loops were replaced.
  - The sensors were reworked.
  - 8 seals were replaced.
- ◆ 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.
- ◆ Matt went over the parking rules. Garages may not be used as storage. Homeowner's first 2 cars must be parked in the garage. The extra parking is for guest parking.
- ◆ The new insurance company does not allow BBQ grills of any kind on the porches and grilling must be at least 10' from the building.

Cheryl Galaszewski gave a report on landscaping and irrigation repairs.

**Financial Report** – Ross Mortensen gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ Ross let owners know how to pay dues electronically.

- ◆ Ross went over the 2020 budget.
- ◆ 2020 budget was ratified.

### **Election of Homeowner Board Members**

Matt Lemon and Dawna Hicks were running for one board position.  
Matt Lemon was elected to the board of directors.

### **Questions**

- ◆ A discussion on snow removal at a lower threshold. Unfortunately, there is not enough funds to do snow removal every time it snows.
- ◆ A discussion on the lack of quality of the services of the master association. Sand Creek does not have any control over the master association. Questions for the master association should be sent to Hammersmith.

### **Drawings**

- ◆ A drawing for two \$25.00 gift certificates were held for members who attended the meeting and the winners were: Dawna Hicks and Laura Lofvenborg.
- ◆ A drawing for two \$25.00 gift certificates were held for members who sent in proxies and the winners were: Robert Atkins and Kent Bussinger.

The meeting was adjourned at 6:54 pm.

Kristie McKitterick took the minutes on behalf of the Board.