

Sand Creek Villas Community Association, Inc  
Annual Meeting  
November 7, 2018

Matt Lemon called the meeting to order at 6:05pm. Quorum was established. Board members present were Matt Lemon, President and Cheryl Galaszewski, VP. 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 2017 annual meeting. Motion carried.

**Education** – Tim from TJP talked about Sand Creek's drip system. There have been more leaks than first anticipated, which has caused the delay in repairs. TJP will begin work on the drip again in the spring.

Steve Lebel from Anderson, Dude and Lebel were also introduced and answered questions from the homeowners.

**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. Matt went over the importance of having insurance on your unit.
- ◆ The master association changed managers and is no longer able to pull Sand Creek's invoices out of the master billing. Therefore, Sand Creek HOA will no longer pay the master dues for the residents. Each resident should receive a statement directly from Hammersmith.
- ◆ Gorilla hair was not replenished, waiting on the irrigation drip to be replaced.
- ◆ There were slugs on the Serviceberries and Curb Appeal did spray them this fall.
- ◆ Matt reminded everyone that they are responsible for snow and ice removal 2". The roads will not be plowed until the snow is over 4". The snow companies do not come until the snow has stopped falling. Please be patient as they are trying their best.
- ◆ 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' for the building.

**Financial Report** – Cheryl Galaszewski gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ Reminded everyone that Sand Creek was the only association in Stetson Hills that did pay the master dues out of their dues. The master dues are roughly \$12.00 per unit per month. Also, that Sand Creek is the only one with a gate. Since the association will no longer be paying the master dues there will not be the anticipated raise of \$10.00 per month for Sand Creek. Sand Creek hopes to hold the dues at this level for 2019 and 2020.
- ◆ Cheryl let owners know how to pay dues electronically.

## **Election of Homeowner Board Members**

Cheryl Galaszewski was elected to the board of directors.

The 2019 budget was ratified.

## **Questions**

- ◆ No questions from the floor.

## **Drawings**

- ◆ A drawing for two \$25.00 gift certificates were held for members who attended the meeting and the winners were: Cordelia Smith and Daniel Alocilja.
- ◆ A drawing for two \$25.00 gift certificates were held for members who sent in proxies and the winners were: James Kiernan and Karen Cogan.

The meeting was adjourned at 6:58 pm.

Kristie McKitterick took the minutes on behalf of the Board.