

Sand Creek Villas Community Association, Inc
Annual Meeting
November 7, 2022

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

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

Meeting Minutes – Marilyn Butler motioned; Heather Knight seconded; to accept the minutes from the 2021 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. Cheryl talked about the importance of AOP insurance and with the raising cost to make sure that all unit owners carried enough insurance in case of a loss. The HOA has a 10K deductible for All Other Perils.
- ◆ Kristie briefly went over some of the new laws in HB22-1137 including that homeowners who don't stay current on dues could have a notice posted on their door.
- ◆ Hired a new landscape for the 2022 season.
- ◆ The landscaper trimmed the trees that were touching the building.
- ◆ All the mulch areas of Sand Creek were supposed to get mulch but do to a mulch shortage from Covid the mulch will be done in the fall or spring of 2023.
- ◆ All the upright Junipers trimmed.
- ◆ Removed fallen trees from windstorm.
- ◆ Removed sumac that were hitting into homes and cars.
- ◆ Repaired all the gates batteries after the gate had lost power and stopped working.
- ◆ Restriped the parking areas and fire lane wording.
- ◆ DeCarlos Painting has been hired to paint the gates and wrought fence.
- ◆ TJP has been hired to replace the bollards at the front gate and paint the bollards at the back gate.
- ◆ Balanced Bookkeeping and CAM has installed a new computer system so the owners can look at their accounts and pay with echecks/ACH for free. New mailing address for checks: Sand Creek Villas PO box 17323, Denver CO 80217
- ◆ Sand Creek board has approved to have bare areas reseeded in the springs. The city is still on water restrictions so hopefully mother nature will help with rain.
- ◆ The gardeners have fertilized all the flowers and roses again this year.

- ◆ The gardeners have started working on removing thistles, Russian sage, and suckers in the mulch areas.
- ◆ Spot painting was done on any areas that the paint was peeling on the roof line.
- ◆ Gardeners have started working on thistles, Russian sage, and suckers in plants
- ◆ Cheryl handles the gate opening and new remotes.
- ◆ Snow removal only happens after 2" of snow or ice on the sidewalks /4" for streets.
- ◆ Parking – park in garages the garage cannot be used as storage if you have 2 cars
- ◆ No BBQ on porches due to the insurance rules
- ◆ Kristie met with Master Blaster about removing oil stains in parking area. Stains can go 6" deep and can't be removed.

Financial Report – Cheryl Galaszewski gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ Cheryl went over the 2023 budget raises the dues to \$225.00. The majority. Of the rays comes from the increase in insurance premiums.

Election of Homeowner Board Members

Cheryl Galaszewski and Dawna Hicks were elected to the board of directors.

Questions

- ◆ A discussion on how many homeowners do not pick up after their dog. Kristie placed signs throughout the community.

Drawings

- ◆ A drawing for two \$25.00 gift certificates were held for members who attended the meeting, and the winners were: Josh Corbell and Michel Ormancey.
- ◆ A drawing for two \$25.00 gift certificates were held for members who sent in proxies and the winners were: Adriene Stein and James Kiernan.

The meeting was adjourned at 6:47 pm.

Kristie McKitterick took the minutes on behalf of the Board.