

Sand Creek Villas Community Association, Inc
Annual Meeting
Wednesday, November 4, 2009

Tom Hart called the meeting to order at 6:04pm. Quorum was established. Board members present were Tom Hart, President, and Mike Willoughby VP. Also present Kristie McKitterick and Amanda McKitterick from Balanced Bookkeeping & Community Association Management.

Tom Hart introduced the members of the Board.

Meeting Minutes – Eric Hyde motioned to accept last year's minutes, Mike Willoughby seconded; motion carried.

President Report

- ◆ Sand Creek is working with Pulte to address issues with the final stages of turnover. Sand Creek has interviewed three engineering firms to inspect Sand Creek and help with a final turn over and settlement of the association. The Board will try to keep the residents posted on the progress with Pulte.
- ◆ The Dublin gate has been closed to open traffic due to the issues with the Charter School parking in the community.
- ◆ The front gate will also be closed starting on January 1, 2010.

Financial Report - Mike Willoughby gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ How late assessments are collected were recapped.
- ◆ Sprinkler repairs are high and Sand Creek is working with Pulte to be reimbursed.

Vote was made to ratify budget. Budget was approved.

Election of homeowner Board Member – No nominations from the floor were made. Tom Hart was elected to the board.

Public Comments – Issues discussed were:

- ◆ A sprinkler head was added in the courtyard area for better coverage.
- ◆ All but 6 of the buildings in Sand Creek are maintained by the HOA and the last 6 buildings are still under the maintenance of Pulte.
- ◆ Unusually high amounts of dead rodents along the south creek side. Tom Hart has called the Health Dept.
- ◆ Master Association is responsible for keeping the trash out the ditch along the south side of the community.
- ◆ Stormwater Enterprise mowed the ditch along the south end of the community.
- ◆ Dublin road is still unfinished and there is nothing factual to report.
- ◆ Balanced Bookkeeping has called the City of Colorado Springs to report the drivers are driving on the unfinished portion of Dublin and illegally parking on Dublin blocking the gate area.

- ◆ It was reported that there are aspen trees in the detention pond Balanced Bookkeeping will let the landscaper know to remove them.
- ◆ It was requested that more dog stations be added to the common area.
- ◆ It was requested that more solar lights be added in common areas.
- ◆ After a discussion on putting in 5 minute parking signs around the mail boxes it was decided it would be unnecessary.

Drawing

- ◆ A drawing for two \$25.00 gift certificates were held for members who attended the meeting and the winners were: Adrienne Hauta and Marreen Wolfe.
- ◆ A drawing for two \$25.00 gift certificates were held for members who sent in proxies and the winners were: Dayna Young and Eric Edmond.

The meeting was adjourned at 7:06pm.

Kristie McKitterick took the minutes on behalf of the Board.