

Sand Creek Villas Community Association, Inc.
Board of Directors Meeting
Tuesday, July 25, 2006

Richard van Seenus called the meeting to order at 6:11pm. Members present were Richard van Seenus, President, Darsey Nicklasson, Vice President and Tina McAlister, Secretary. Kristie McKitterick from Balanced Bookkeeping, the Association's managing agent.

Guests: Jake Stevenson and Oren Jacobsen all of Pulte Homes.

Homeowners: Robin Hart and Matt Young

Public Comment

- Homeowner question about garbage toters and disposal pick up days responded to by managing agent. Homeowner question regarding common areas answered by Board President, who identified HOA owned areas.

President's Report

- Gate maintenance service agreement to be reviewed and discuss at next board meeting.
- Empty lot located at Northeast corner of community not owned by Pulte, owner by master developer. No information on intended use of lot.

Financial Report

- Budget approved based on \$110 monthly dues, which includes payment for master association quarterly dues, pending master association approval. If dues are revised budget will be revised and reissued. HOA dues payment schedule with master association referred to Association counsel for review.

Manager's Report

- Vice President made motion to accept revisions to Rules and Regulations as discussed by board. Secretary seconded motion; motion carried.

Old/New Business

- Board meetings will be quarterly on the 2nd Wednesday of March, June, September and December.
- Board accepted Waste Management contract for disposal services.

The meeting was adjourned at 8:00pm.

Tina McAlister took the minutes of meeting on behalf of the Board

READ AND APPROVED:

Richard van Seenus
President

Darsey Nicklasson
Vice President

Tina McAlister
Secretary/Treasurer