

Sand Creek Villas Community Association, Inc
Annual Meeting
November 1, 2023

Cheryl Galaszewski called the meeting to order at 6:03pm. Quorum was established. Board members present were Cheryl Galaszewski, President and Dawna Hicks, VP and Josh Corbell. Also, present Kristie McKitterick and Amanda McKitterick from Balanced Bookkeeping & Community Association Management.

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

Meeting Minutes – A motion was made to accept the minutes from the 2022 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 \$50,000.00 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. Sand Creek has bare walls coverage. Sand Creek will continue to look for better coverage.
- ◆ Diseased Crabapple trees were removed.
- ◆ Removed any sumac that were hitting garages or vehicles.
- ◆ The vendor that fills the bags at the poop station passed away and a new vendor was found.
- ◆ All the wrought iron fence and gate was painted.
- ◆ The backflow for the irrigation system was replaced.
- ◆ The battery backups for the gate were repaired.
- ◆ Replaced the keypad on the gate at Wills Drive.
- ◆ Fixed all known drainage problem areas.
- ◆ Finished the mulch and rock replacements.
- ◆ The gardener fertilized all the flowers and roses.
- ◆ Spot painted any areas that the paint was peeling off.
- ◆ Gardeners stated working on Thistles, Russian Sage and sucker plants growing in the wrong areas.
- ◆ Just a reminder that snow removal doesn't happen until snow is at least 2" deep on the sidewalks and 4" on the streets. Homeowners are responsible for snow removal up to the 2" for their sidewalk and surrounding areas.
- ◆ The first 2 cars must be parked in the garage. The garages cannot be used as storage.
- ◆ No BBQ on porches due to insurance rules.

Financial Report

- ◆ General overviews of the financials were discussed.
- ◆ 2024 budget raises the dues to \$255.00. The majority, of the increase comes from the increase in insurance premiums.

Election of Homeowner Board Members

Josh Corbell was elected to the board of directors.

Drawings

- ◆ A drawing for two \$25.00 gift certificates were held for members who attended the meeting.
- ◆ A drawing for two \$25.00 gift certificates were held for members who sent in proxies.

The meeting was adjourned at 6:59 pm.

Kristie McKitterick took the minutes on behalf of the Board.