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Sept 17th 2008 6:00 pm Board Meeting

General Comment: The meeting was well attended by many homeowners interested in listening to the current issues, in raising questions, and in providing productive comments.

- **July YTD financial results. *Bob in Rich's absence***
 - Balances are strong
 - Large Capex project (Landscaping) is funded
 - No additional, major Capex projects planned for 2008
 - Expenses are down this year due to methodical cost cutting measures such as the installation of a timer on the pump, and the establishment of a long contract relationship for landscaping
- **Reading of last meetings minutes. *Kirk***
 - Below are some items discussed at the June board meeting and progress with respect to those items
 - Web Site
 - Proceeding with the second phase of the website – adding a password protected access section where private information can be accessed (example: email contact list) and board controlled postings can be made.
 - Not planning to have an open bulletin board
 - Track repair. There is a section where the tracks click loudly at the same spot as a train passes. – Request was made to have the tracks evaluated. A crew came and inspected the tracks and found them to be within regulation.
 - Trees
 - Lot317 has trees leaning toward neighbor's lot. The board will investigate the problem. Sue calling the town.
 - Comment on dead trees on the West of the neighborhood, board to investigate. 1st American has generated a list of the trees on common area that need to be removed or trimmed. The next step is to quote the job. Intent is to have this completed as soon as possible.
 - Peter needs to respond to homeowner's question on dead trees in common area next to a home on Eagle Nest.
 - Comment on the need for a light on the West entrance sign. We planned to give this some time to see whether the sign did need a light. An LED strip light with solar power/battery

would do the job for approximately \$500. The board looking at this more closely.

- **Landscape at entrances**
 - Bob talked to the contractors who provided bids.
 - Vote taken and approved to proceed with the low bid for removal of old plantings and installation of new at the main entrance, per the first phase of the five year landscape plan.
- **No soliciting signs**
 - Quote coming from Mullin on cast aluminum, raised signs – one for each entrance. To be tasteful, subtle, yet affective. After installation, homeowners are encouraged to call the police if they feel this restriction is being violated.
 - The style of this sign establishes “the look” for future signs within the community
- **Fertilizing/tree planting service for residents**
 - Planning to negotiate with the company that currently cares for the common areas to establish a fixed cost for lawn care service (mowing and/or lawn treatment).
 - Planning to find a reliable, cost effective tree cutting service that would establish a fixed, competitive cost for tree removal on lots.

Homeowner Questions/Comment

- Suggestion that we seek to establish a relationship with a snow plow service that would provide driveway plowing service at a reasonable, fixed cost to any homeowner
- 318 Cherry Hills and 320 Cherry Hills Drive are both unoccupied and the lawns need to be taken care of by the HOA. We have agreed to do this until winter.
- Weed killing along the North side of Lost Tree Drive. Sylvia emailing pictures to Bob. Bob discussing this with A-Plus
- Too many pets in one household. Five dogs and two cats. Concern that the dogs are not on chains when outside of the home. Residents are encouraged to call the police and to notify the board if this activity continues.
- Water behind homes on the West side of Eagle Nest. Bob calling about having the pond area under the bridge dredged out to allow for better flow from the large pond northward. Goal is to limit the height of the large pond to a point lower than the outlet of the new drain tile recently installed to drain the water behind the homes on West side of Eagle Nest.
- Trench on Eagle Nest. The board evaluating whether this is on common area. Assuming the dredging near the bridge in the large pond (coupled with the drain tile installed this year) solves the standing water issue behind the homes on the West side of Eagle Nest, the trench should be eliminated.
- The area around the water tower is unsightly. Homeowner planning to send a letter to the town, as this is town property.
- Walking trail. The developer is asking for a one year extension on the installation. The bond with the town would be extended. Developer is responsible for this valuable improvement to the community.