

**SAND CREEK PARK LAND OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**JULY 12, 2022 MEETING (to be approved at October 2022 meeting)**

**ROLL CALL**

**PRESENT:** David Mickelson  
Debra Kessinger  
Carrie Staiano  
Sue Falls  
Kurt Kniegge  
Ray Herrmann  
Chad Washburn  
Jim McNulty

**ABSENT:** None

Quorum established. Kurt Kniegge calls meeting to order.

**REVIEW AND APPROVE MINUTES:** Ray Herrmann makes a motion to approve April 6, 2022 meeting minutes. Seconded by Jim McNulty. Motion is approved.

**REPORTS OF COMMITTEES/OFFICERS:**

**PRESIDENT/LEGAL:** Kurt Kniegge, Nothing to report

**TREASURERS REPORT:** Carrie Staiano provides update.

Carrie Staiano makes a motion to add \$4000 to #1 CD that is due August 11, 2022 so that all CD's are \$12,000. Seconded by Sue Falls. Motion approved.

Checks written since last board meeting in April.

Sarah Esparza:	\$50.00 – board meeting minutes
Carrie Staiano:	\$156.68 – mileage & postage
Sand Creek Landowners Association:	\$8000 CD Transfer
Asiant Accounting:	\$225.00 accounting for March
Marsha Williams:	\$580.00-annual meeting printing
Ray Herrmann:	\$88.18-office supplies
Bloedorn Lumber:	\$140.39-supplies for sign posts
Asiant Accounting:	\$225.00-April accounting
David Decker:	\$780.00-52 hrs of road work at \$15 per hr
Kyle Jones:	\$780.00-52 hrs of road work at \$15 per hr
David Mickelson:	\$565.64-mileage and supplies
Asiant Accounting:	\$180.00-May accounting
Kyle Jones:	\$948.75-63.5 hrs of road work at \$15 per hr
David Decker:	\$948.75-63.5 hrs of road work at \$15 per hr
David Mickelson:	\$360.53-road miles/misc
Carrie Staiano:	\$150.53-mileage and fire trailer repair
Bills pending:	
Larry Mayo:	\$600.00-beaver dam work at culverts due to flooding

**SECRETARY'S REPORT/PUBLIC RELATIONS:** Marsha provides update.

The board takes a comprehensive review of HB22-1137 New HOA requirements 2022.

Marsha Williams makes a motion to propose a variance clause per policy re advance notice since legislative changes are non-negotiable as they are a new law effective August 8<sup>th</sup> 2022. Will provide owners an update with next newsletter. Seconded by Chad Washburn. Motion approved.

Marsha Williams makes a motion for SCPLOA policy for collection of unpaid assessments and vote by mail after legal review is completed. Seconded by Sue Falls. Motion approved. Marsha Williams makes a motion to update SCPLOA Payment Plan form to align with new law. Seconded by Sue Falls. Motion is approved.

Marsha Williams makes a motion to adopt the Accounting System proposal and transfer the accounting system to QuickBooks Online at a time preferable to secretary, treasurer, old accountant, and new bookkeeper due to new legal requirements. Seconded by Ray Herrmann. Motion approved.

Marsha Williams makes a motion to establish a contract with a new bookkeeper once located. Credentials will be forwarded to board for review. Seconded by Ray Herrmann. Motion approved.

Marsha Williams makes a motion to implement procedures aligned with HB22-1137 regulations. Seconded by Ray Herrmann. Motion approved.

**COMMITTEE REPORTS:**

**Architectural:** Ray Herrmann - 1 hunting blind, 1 leach field, 2 cabins, 5 sheds, Pending: 1 shed, 1 steel building

**Fish:** Jim McNulty provides update. Fish stocking this year did not happen due to vendor closing. New vendors did not have stock to provide and/or did not want to transport to Sand Creek.

**Animal control:** Chad Washburn to request to ask landowners to submit cattle ID's and contact information regarding their cattle.

**Roads/Security:** David Mickelson provides update on grading and cattle guards. Both in process.

**Fire:** Jim McNulty provides update. Fire trailers were placed.

**NEW BUSINESS:** nothing.

**Calendar: Next Meeting – October 5, 2022 at 7:00pm by zoom.**

Ray Herrmann makes motion to adjourn. Seconded by David Mickelson. Meeting adjourned.