

Minutes

SCHOA

April 18, 2012

Call to Order: 6:30 pm

Attendance:

Member at Large - Pete Newcomb

Secretary – Norm Lawlis

Treasurer - Nichole Weber

Vice President – Lavern Peterson (absent)

President – Bob Schultz

Management Company Representative – Don Campbell

Homeowners in attendance: 4 Homeowners present

Bob mentions to the homeowners that the board has changed the normal order of business so that members of the community are able to ask their questions and deliver their comments at the beginning of the meeting rather than at the end so they don't have to sit through the meeting and are able to leave after the member forum if they wish. (Of course they are always welcome to stay and observe).

Open Forum:

Barbara Reyes: Homeowner from Southridge at 19123 87th Ave Ct E (Lot 82) the new fence by Hillsboro... Winterwood residents are coming through by trespassing onto her yard in Southridge.

Sandra Harris: 19121 87th Ave Ct E (Lot 81), Came with Barbara as her yard is affected also.

Newer homeowner in Country hollow that wishes to discuss poultry. Wants to have chickens. Pres. asks her to submit detailed request. Later finds out CC&R's specifically prohibit this and will inform her by email.

Zachary from Brookfield – just wants to observe and also mentions that there are several homes leaving basketball hoops out in the alleys in Brookfield. Pres. requests that when he sees an issue please report through the email channels to management including details so manager can address the issue with a letter. Manager comments that when his team tours the community they will also note any issues as usual and will send letters as usual, and that resident's input is always welcomed as management is not out there as often as those who live in the neighborhood.

Minutes:

Motion to approve the minutes from the last meeting; approved.

Officers Reports

Treasurer Report; the budget committee met and spoke about the reserve study. The board then discusses the reserve study. Conclusion is that the committee will get recommendations back to the board at budget time – based on what has been and will be learned from the study.

Management Report :

Collection report: delinquency rate is 31% in April; down from 36% delinquent in March.

Violation report 77 letters in February and 72 letters in March; the violation synopsis report goes onto the website each month so that members can see that they “*are not the only one receiving letters*”.

Fence project: replacement of the original perimeter fencing (surrounding Highlands, Greyhawk and the front of Premier) is complete including staining. Discussion on the other fences that need attention: Buchanan will remove the dilapidated fence in front of the County retention pond (Tract F) along 176th in the back of Premier-next week. Will also repair the back perimeter fencing – missing boards etc. both along the perimeter line and in front of the swale area along 88th Ave E (Tract G)

Playgrounds; bids for playground chips replacement will be here this week and manager will forward to board for approval.

Old Business:

Soccer field, Manager got a bid from Green Effects to repair the tire damage caused by someone driving out on the field. The Sgt. who was the original responding officer stated that if they do not pay that we need to get a hold of him for help.

Arborists are scheduled to go out and remove trees per the approved portion of the bid on the 19th.

Regular Business:

Hillsboro fence: vandals have destroyed the new perimeter fence. Motion to authorize the management company to get a hold of the fence company and get a bid to modify the Hillsboro fence and e-mail the board and the board can deny or accept the bid via e-mail; approved.

New Business:

Crime watch; Nichole recommends that if a group wants to re-start a crime watch program, they re-visit with Judy Holly (PCSD) in order to make sure that they are following the correct procedures for a community crime watch program as outlined by the Sheriff's Department. They should be properly trained to do crime watch.

Motion to adjourn to executive session; approved.

Meeting Adjourned. 7:45 pm