

Minutes

SCHOA

April 16, 2015

Call to Order: 6:32 PM

Attendance:

Bob Schultz
Michael Morrey
Stephen Barndt
Tim Ramsey
Mario Sericolo
Management Company Representative — Don Campbell

Homeowners in attendance: 4

The board (several months ago) changed the previous 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 if they so choose).

Open Forum: 6:35 PM

Guests—Four homeowners attended the meeting to observe. Question was asked about HOA rules concerning marijuana growth. There is apparently a house from which neighbors can smell marijuana... they are concerned – the HOA will discuss and look into it however this would probably ultimately be a ‘police matter’ to deal with as there are no specific rules to address at this time. Discussion back and forth took place about possible CC&R amendment, because of the new laws surrounding the drug in this State, and what it would take for the membership to pass an amendment (it is very difficult - requiring a large percentage of votes).

Minutes: 6:46 PM

Motion made but NOT seconded to approve the minutes from the last meeting; these will be tabled to discuss again at the next board meeting.

Committee Reports:

1. **Crime watch committee:**
 - No Report
2. **Budget Committee:**
 - No Report
3. **Community Events Committee:**
 - No Report

Officers Reports:

- Treasurer: Discussed Reserve accounts. According to his records and calculations the HOA has approximately \$630,000 in reserves at the start of 2015. Steve suggests that this is nowhere near enough money saved if, for example, we would need to do a lot of road repairs. Suggests the HOA and BOD continue to look heavily at the future and consider dues assessment increases each year. Regards to collection efforts, it was discussed that lien foreclosures will be the focus over the next several months.

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Management Report:

- Violation and Collection Reports are emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members are asked to let us know if they want paper copies at the meeting.
- **Collections report:** Delinquent percentages down from Feb 29% to March 23%
- **Violation report:** February 90 letters sent; March 85 letters -- the violation synopsis report goes onto the website each month so that members can see that they "are not the only one receiving a letter".

Regular Business: (items discussed and decisions made between meetings)

- None.

Old Business:

- Tree pruning project- discussion about the community park area; Motion was made and seconded to deny Mr. W's request. Vote taken motion passed. Bob is considering a letter from the board to all members who live adjacent to 'community parks' explaining the special rules/policies and state/county regulations that govern those areas – the letter's intent would be educational in nature and would set the stage for future enforcement for violations such as dumping, attempted commandeering of property (making their yards larger by extending into these areas) etc.

New Business:

- none.

Motion to adjourn to Executive Session: 7:30 PM

Recall regular meeting to order (out of Executive Session): 8:00 PM synopses of decisions made:

- Confirmations that several homeowner fines discussed will be upheld (following HOA policy)

Meeting Adjourned. 8:05 PM