

Minutes

SCHOA

August 15, 2012

Call to Order: 6:30 PM

Attendance:

President – Bob Schultz (Excused Absence)

Vice President – Lavern Peterson

Treasurer - Nichole Weber

Secretary – Norm Lawlis

Member at Large - Pete Newcomb

Management Company Representative – Don Campbell

Homeowners in attendance: 0

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:

No guests at this meeting

Minutes:

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

Officers Reports

No Reports

Management Report :

Violation and Collection Reports are now being emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members asked to let us know if this method does not work for them and management will accommodate.

Collection report: delinquency rate is 27% in July; up from 17% delinquent in June (due to second half billing... expected).

Violation report: 155 letters in June and 235 letters in July; 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"*.

Fence project: Board is reminded to continue to consider the replacement of the perimeter fence along 176th in Premier.

Insurance check for street lighting theft has been received.

Brookfield Lots (vacant) have reached the owner (bank) and they asked us to help obtain bids for them for the cleanup of their block of overgrown lots.

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

- Board has reviewed and approved electronically the acceptance of an amended and restated set of By-Laws. This motion is made in open meeting now to follow legal guidelines. Motion to approve; passed unanimously
- Board has reviewed and approved electronically the acceptance of a new management contract. This motion is made in open meeting now to follow legal guidelines. Motion to approve; passed unanimously

Old Business:

- Update on School parking issue: Lawyer wrote a letter and sent to the School Board; still awaiting a response.
- Community Center parking lot: Bid coming for lot restripe. This project will include adding a second Handicap stall next to the existing one in front of the building.
- Fence project: replacement of the perimeter fence along 176th in Premier. Money to come from reserves - Motion to approve the replacement starting in September; Approved.

New Business:

- Discussion around stenciling the roads in front of the storm sewer grates
- Manager to obtain professional opinions re: chip seal/repair of streets (analyze) what needs to be done and when.
- Board has reviewed and recommends the acceptance of a new landscape contract. Motion to approve; passed unanimously
 - Green Effects bid to replace all bark in the community for approx \$20,000.00 with a 1 inch layer or \$40,000.00 for a two inch layer. Motion to table this discussion until further info is received.
- Graffiti at clubhouse and play courts has been discovered which needs to be removed. Board members and manager volunteer to go out and remove graffiti from the courts.

Motion to adjourn to executive session; approved. 7:15 PM

Decisions in Executive Session: Approval of the specific voting and ballot counting procedures (which fit the newly amended By-Laws; Approval of plans to establish advisory committees to help transition new board into many layers of current business and a current board member is to chair each committee even after they are no longer board members.

Meeting Adjourned. 7:30 PM