

Minutes

SCHOA

August 15, 2013

Call to Order: 6:30 PM

Attendance:

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

Homeowners in attendance: 5

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).

Open Forum:

Guests: 5 homeowners – 2 expressed same concerns:

- 1) Repeat of concern from last month--Dirt bikes running along back side of Hillsboro.
- 2) House in Hillsboro covered in offensive graffiti

Minutes: 6:55 PM

Motion made and seconded to approve the minutes from the last meeting; approved.

Officers Reports

Treasurer: Budget Committee has now been formed and is starting work on the 2014 budget which will be presented to the homeowners in late 2013. Their first meeting was on August 14.

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 wish to receive paper copies at the meeting.

Collection report: delinquency rate is; up slightly from 15% in July to 24% August. (This is expected because second half dues become delinquent on July 31st.)

Violation report: 146 letters in July; 89 letters went in June; 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".

Project: Hillsboro perimeter fence replaced. Work complete.

Website upgrade: website upgrade is ready to launch pending the I.T. Company's receipt of several Silver Creek pictures. Anyone that has any photos of SC community activities is encouraged to share them via email to don@jc-higgins.com.

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

- None.

Old Business:

- Board further discussed the requests from Gray Hawk residents to top the trees in the "view corridor" No one has heard whether the homeowners have obtained County permission and Arborist reports. The potential authorization of this project is on hold until such time as the group comes back to the board with further facts. (Again the HOA will not pay for this activity but the Grayhawk homeowners may get permission to have the trees topped and report to the board).
- Mailbox repairs will start soon – parts have been received by vendor.
- Manager obtained bids for fencing change at the end of Premier
 - Retention area fence will be changed from solid wood to chain link – increasing visibility and reducing 'bad activities' from happening there.
 - Wood fence that was removed from the 'county retention pond' along 176th will be replaced.
 - Gates at tennis and basketball courts will be re hung and re-enforced.

New Business:

- Board has been working on a 'Good Neighbor Policy' which will help clarify which will help clarify the legal terminology used in the CC&R's – which at times can be difficult to understand. This will also be the place that the board may – in the best interest of the community – make policies to further govern the HOA.
 - Included in this policy will be a statement regarding the use of temporary A/C units. To date these have not been authorized however the board felt it best to allow these units for the comfort of any homeowner who wishes to use them. As in any HOA, uniformity is important so they have chosen to simply establish guidelines by which they may be used during the summer months. Please watch for the GNP to be published in the coming months.

Motion to adjourn to Executive Session: NONE THIS MONTH

Recall regular meeting to order (out of Executive Session): N/A

Meeting Adjourned. 7:40 PM