

# Minutes

SCHOA Board of Directors Regular Meeting

February 16, 2017

Call to Order: 6:30 PM

## Attendance:

Bob Schultz  
Michael Morrey  
Laura Bailey - Absent - Excused  
Phillip Durben  
Management Company Representative: Don Campbell

Homeowners in attendance: 1 homeowner in attendance

The board (some time 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: No one was there to observe the meeting;

Minutes: 6:35 PM

Motion made by Bob; seconded by Phil to approve the minutes of the January 19, 2017 board meeting as written. Vote to approve the minutes as written; 3 yeas. *Motion carries*

## Officers Reports:

- None

Management Report: Violation, Collection and others 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.

- **Collections report:** Delinquent Assessments Jan.-7% (\$326,627.35 past due) Feb. 31% (\$563,155.37 past due)
  - As expected the numbers of delinquencies (and dollars past due) increased in February as usual because as of 1/31 any first half remaining unpaid balances show delinquent - these numbers will work their way down as they do each year.
- **Violation report:** Letters sent – January – 43 - February - 35
  - Letters as ordered by board are all in process sent out as they are received
- **Maintenance:**
  - County required repairs to all storm ponds are still ongoing and will be into the summer months.
  - Gates: Gates: ongoing intermittent issues are being looked into. The several repair recommendations from the inspections are being performed now as well
  - lighting. – parking lot light bid here tonight from southend electric
  - Streetlights - full checkup got put off due to weather scheduled for this month
  - Bids submitted for approval:
    - Monument signs – pressure washing in preparation for repairs \$2700
    - Road seal coating -Prelim. For oldest neighborhoods (AF, PR, GH)

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- **Misc:**
  - Parking/Towing – board with mgr assistance will be working heavily over the next few weeks and months to finalize a plan for Brookfield – and the rest of HOA
  - Mimicking last spring’s “blanket letter” to all Brookfield owners about their yard violations (which brought many yards into compliance) we intend to do the same for Country Hollow as well as Hillsboro this year...

## Committee Reports:

1. Crime watch committee:
  - None
  - Officer report: none
2. Budget Committee:
  - No Report
3. Special Committee on Common Area Forest issues:
  - *The forest management specialist –is scheduled for initial site visit.*
4. ACC
  - Winter mode – no report

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

- None.

## Old Business:

- Time to replace little CH play set now for spring – and remove the old one that has been scheduled.

## New Business:

- None.

## Motion to adjourn to Executive Session: 7:15 PM

## Recall regular meeting to order (out of Executive Session): 7:45 PM synopses of discussions and decisions made:

- Legal and collection matters discussed

## Meeting Adjourned. 7:55 PM