

Minutes

SCHOA

February 21, 2013

Call to Order: 6:30 PM

Attendance:

Bob Schultz

Michael Morrey

Stephen Barndt

Tim Ramsey

Mario Sericolo

Management Company Representative – Don Campbell

Homeowners in attendance: 3

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: 3 issues raised included Boy Scouts proposal (update) to do bark replacement in common areas to save money; a personal issue with management letters/fines/appeals committee ruling; and the topic of homeowners' free use of the clubhouse brought up by the same person one more time.

Minutes: 6:55 PM

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

Officers Reports

No Reports

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; down from 17% in December 15% in January to (once January 31 hits, the 2013 assessment - or first half of it – becomes delinquent and unpaid are added - there will be a % increase.

Violation report: 65 letters in January; 24 letters went in December; 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:

Hillsboro perimeter fence is being replaced over the next several of months.

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

- None

Old Business:

- Update on School parking issue: none this month
- Seal/repair of streets project is currently being analyzed. Manager presented report to the board. Will email copy to them... and await direction.

New Business:

- Country Hollow Gates: motion to replace the leaf that was destroyed and make all necessary repairs to make these gates operational again; passed. Also a motion to accept Sutherland bid to complete the installation of reflective tape on the gates to increase visibility; passed.
- Discussion (due to the gate crash and speeding talk) about slowing cars down near the gates to possibly help prevent some of the gate damage... motion to install speed bumps on both sides of each gate at Country Hollow – as a test area to see if this helps (test area because Country Hollow has the worst gate damage problem); motion passed and these will be installed ASAP.
- Mike wants to re address the park/playset that was removed in Southridge last fall/winter. His recollection is that the board agreed to replace the playset at the September 21 meeting... (We will review the minutes and discuss further). Board discusses the possibility of at least enclosing the development by replacing the missing fence along 86th Ave E where that park area is.
- Tim brings up a point that he thinks there is too much moss in the grass common areas. Needs further discussion and inspection.
- Bob wants the board to consider adding a link on the Country Hollow unrecognized Facebook page so that people looking at it can easily navigate to the official Silver Creek website.

Motion to adjourn to Executive Session: 7:50 PM

Recall regular meeting to order (out of Executive Session): 7:25 PM

- In Executive Session; no decisions were made – only private issues discussed... at length.
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Meeting Adjourned. 8:30 PM