

Minutes

SCHOA

February 19, 2015

Call to Order: 6:35 PM

Attendance:

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

Homeowners in attendance: 12

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: 6:40 PM

Guests-- twelve homeowners attended the meeting to observe. Several people had questions and comments for the board regarding the trees on the side of the slope between Grayhawk and Country Hollow. There was a lengthy and sometimes heated discussion. Board president Bob Schultz announced that he was willing to do presentations for each group of owners if they were interested. Bob also pointed out that two other issues have been noticed during inspections for this project... some grass and other 'dumping' has been done behind homeowner lots in this community park area and some individuals have 'expanded their yards' thereby encroaching on association common area – both of these will be dealt with as is appropriate. The board notes that it has a fiduciary responsibility to protect the values of ALL homes to the best of its ability. Homeowner Cindy Harris presented the board with a petition containing about 20 signatures (*note: board took this into consideration and asked management to validate names and signatures – 24 names were reviewed of which 12 were valid.*)

Minutes: 8:15 PM

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

Committee Reports:

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

Officers Reports:

- No Reports

Minutes

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 Dec. 14% to Jan 37%
 - This time of year after billing, a spike in delinquencies is normal and expected.
 - Last year at this time was 39%
- Violation report: December 15 letters sent; January 69 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- This is a process and is moving along. Board plans to get together in a 'workshop' setting over the next 30 days and prep for a final discussion and hopefully a decision. The stability of the hillside is the most important issue and what the board has the responsibility to protect.

New Business:

- Country Hollow Gates
 - Motion to replace two receivers and purchase remotes (600 units) – approved
 - Board will announce a plan soon for the distribution of remotes and final repairs to the gates.
 - V.P. (Mike) brought up that the retention pond – per tax documents - belonging to Sterling Ridge (and which drains into the Silver Pointe pond) needs to be separated from Silver Creek general fund accounts as all Sterling Ridge bills have been. He made a motion to discontinue paying the maintenance agreement and any other expenses generated by that pond. Approved. Management will discontinue paying those maintenance and any other payments as instructed.

Motion to adjourn to Executive Session: 8:30 PM

Recall regular meeting to order (out of Executive Session): 9:25 PM synopses of decisions made:

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

Meeting Adjourned. 9:30 PM