

# Minutes

SCHOA

February 18, 2016

Call to Order: 6:30 PM

## Attendance:

Bob Schultz  
Michael Morrey  
Mario Sericolo  
Laura Bailey  
Phillip Durben  
Management Company Representative: Don Campbell

## Homeowners in attendance: 4

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: homeowners were in attendance to observe

## Minutes: 6:35 PM

Motion made by Laura; seconded by Bob to approve the minutes of the January 21, 2016 board meeting as written. Vote to approve the November minutes; 5 yeas.

## Officers Reports:

- Treasurer – Bob reports that he has been analyzing books and records and plans to get together with the bookkeeper for some clarification. Digging deeper into the budget process.

## Management Report:

- **Reports:** 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. 12% (\$337,782 past due) Feb. 39% (\$475,933 past due) *Annual reminder; first half is due Jan 31 so the past due amounts and percentages will naturally go up on the reports and as usual progress down over the year with another spike in August as the second half is due by July 31.*
- **Violation report:** Letters sent: Dec --11, Jan --5 -- 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".
- **Misc.**
  - Gates: CH Opticom strobe at back gate to be looked at
  - Final 'perimeter fence' replacement bids are in process. This is a Spring project
  - 3 tree concerns were addressed by Arborist three removed as necessary

## Committee Reports:

1. Crime watch committee:
  - No Report
2. Budget Committee:
  - No Report

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3. Community Events Committee:

- No Report.

4. ACC

- 1 request approved

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

- None.

**Old Business:**

- Basketball Courts – Mario is looking into options with the contractor
- Security Cameras - \$6000 expenditure has been authorized for upgrading this system. Bob and Mike to meet with comcast and Sutherland security to finalize the system and the internet service.

**New Business:**

- None

Motion to adjourn to Executive Session: 7:15 PM

Recall regular meeting to order (out of Executive Session): 7:55 PM synopses of discussions and decisions made:

- Legal and collection matters discussed

**Meeting Adjourned.** 8:05 PM