

Minutes

SCHOA Board of Directors Regular Meeting

January 19, 2016

Call to Order: 6:30 PM

Attendance:

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

Homeowners in attendance: 0 homeowner in attendance

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: No one was there to observe the meeting;

Minutes: 6:37 PM

Motion made by Bob; seconded by Laura to approve the minutes of the November 17, 2016 board meeting as written. Vote to approve the minutes as written; 3 yeas. *Motion carries*

Officers Reports:

- None

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 Nov. 11% (\$340,002.82 past due) Jan.–8% (\$326,627.35 past due)
 - *Approx \$ \$6,200.00 was collected over the last 2 months*
- **Violation report:** Letters sent – January – 43
- a. Letters as ordered by board are all in process sent out as they are received

- **Maintenance:**
 - ********County required repairs to all storm ponds are ongoing and in various states at this time Premier work completed as is Southridge. Hillsboro ponds are scheduled to be done soon, Country Hollow pond work will be done in early spring. On the pond known as “Grayhawk pond” (shared with the commercial lots), most repairs are completed...rest are scheduled to be finished in the Spring/summer 2017 per county recommendation and approval. **note:** there was some damage to the large pipe that runs storm water down the hill from the commercial lots. That has been determined to be caused by vandalism. Apparently vandals did this damage fairly recently. When noted repairs/corrections were made immediately. County noted the

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HOA's quick responses always to any concerns that they point out. However several lots have been temporarily removed from the storm water credit program. AS soon as all repairs were made we applied for re-instatement for those lots. Mike and I have met with the County Rep for several re-inspections and good progress is being made – county pleased with work and the timeframes.

- Gates: semi-annual inspections were performed. There are several repair recommendations. We will review tonight
- Clubhouse lighting. – projects are complete
- Premier speed bump – completion (and other new ones) scheduled. For Friday 1/20
- **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

Committee Reports:

1. Crime watch committee:

- **None**
- Officer report: Another vehicle was towed away and impounded also from Brookfield same as the last one. There was a small fire in the woods. It was quickly extinguished

2. Budget Committee:

- **No Report**

3. ACC

- Winter mode – only a couple requests have come through

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

- None.

Old Business:

- *Contact made with the forest management specialist – in process of making the appointment for site visit analysis.*

New Business:

- None.

Meeting Adjourned. 7:05 PM