

# Minutes

SCHOA

January 21, 2016

Call to Order: 6:30 PM

## **Attendance:**

Bob Schultz  
Michael Morrey  
Mario Sericolo  
Laura Bailey  
Phillip Durben (Absent-excused)  
Management Company Representative: Don Campbell

## **Selection of Officers:**

Board members new and old that were in attendance are in unanimous agreement as follows: President Mike Morrey, V.P. Mario Sericolo, Treasurer Bob Schultz, Secretary Laura Bailey, and M.A.L. Phil Durben

## **Homeowners in attendance:** 5

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:**

## **Minutes:** 6:35 PM

Motion made by Mike; seconded by Bob to approve the minutes of the December 21, 2015 board meeting as written. Vote to approve the November minutes; 3 yeas.

## **Committee Reports:**

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

## **Officers Reports:**

- o Treasurer – Bob reports that the later stages of the collection process will go to Davies Pearson Atty. At Law. The outstanding assessments are in the \$300,000 range and we fully expect that number to go down from here. Certain homeowners will receive stern communications from the Atty. and if they do not follow certain criteria the HOA will sue the delinquent homeowner as a personal debt. Penalties passed on to the delinquents include large costs and may include wage garnishments etc. Bob's plan as treasurer overall is to make financials more understandable to the 'lay person' which will encourage more vast participation.

# Minutes

## 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 Dec. 12% (\$337,924 past due) Jan. 12% (\$337,782 past due) Approximately \$200 collected in the last month. *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: Nov. 95, Dec 11-- 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: GH strobe replaced; PR battery backup replaced; CH as reported at Annual mtg. is repaired-had a bad 'loop' and there was a timer issue
  - Receiver at Premier back gate: Bob will capture codes and have Larry make this operational soon
  - Final 'perimeter fence' replacement bids are in process. This is a Spring project
  - SO play set as reported at Annual mtg. – contractor looked and will repair in the next couple of days
  - 3 homeowners reported common area tree concerns. Arborist has been dispatched and will report. We will act as necessary

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

- None.

## Old Business:

- None

## New Business:

- Bob presented as an idea for the board to think about that each neighborhood could have a "mayor" or "liaison" who would work with the homeowners and bring their specific concerns to the board (a better sense of representation of each community in the development is the goal here). If the board decides to move forward with this volunteers will be sought.

Motion to adjourn to Executive Session: 7:50 PM

Recall regular meeting to order (out of Executive Session): 8:15 PM synopses of discussions and decisions made:

- Legal and collection matters discussed

Meeting Adjourned. 8:25 PM