

# Minutes

SCHOA Board of Directors Regular Meeting

July 20, 2017

Scheduled Call to Order: 6:30 PM

## **Attendance:**

Bob Schultz

Michael Morrey

Laura Bailey

Phillip Durben

Management Company Representative: Don Campbell

Homeowners in attendance: about 7 homeowners in attendance

The board (some time 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 in attendance expressed the following thoughts or concerns raised: 1) Speed Bumps - like to see more in Brookfield Alleys and 96<sup>th</sup>; 2) Street Parking in Premier, 3) Red stripes in Brookfield, 4) cross walks – over Gem Hts Dr. would like to see one by clubhouse.

- *The board usually offers to get back to the homeowners who bring things up in these meetings (either through personal emails, website posting of general information; or requests member's assistance such as their ideas and suggestions, or solicits their help in resolving things in our community. (Note: decisions are not always made nor actions always taken regarding these comments either at meeting or afterward).*

**Minutes:** 6:45 PM

Motion made by Bob; seconded by Laura to approve the minutes of the June 15, 2017 board meeting as written.

Vote to approve the minutes; 4 yeas. *Motion carries*

## **Officers Reports:**

- Sec. – priced clubhouse replacement furniture – discussion to follow later in meeting
- MAL – Review of 'No Trespassing' signage RCW's – will submit report to board. There is no official requirement for the forested park areas

**Management Report:** 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.

### 1) Collections:

A) Delinquent Assessments June. 9% (\$321,560.32 past due); July 8% (\$317,198.03 past due)

B) delinquencies (and dollars past due) are working their way down as every year

C) Approx \$4,500.00 was collected over the month

### 2) Violations:

A) Letters sent - June – 147 \_\_\_\_ July – 77.

a. Letters ordered by board sent out as they are received and added to totals

### 3) Financial: Statements are emailed to board members by the 10<sup>th</sup> of each month for review, then the specified collection report is sent around the board meeting for more detail. Questions welcome just email me.

- Audit currently in progress
- Reserve Study currently in progress

### 4) Maintenance:

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A). County required repairs to all storm ponds are still ongoing – we are all on track to finish these by September so that we will be on track with the county for compliance continuation or reinstatement to the storm water credit program. Currently working with Winco for GH pond (their ‘extra’ water run-off)

B) Clubhouse maintenance – Furniture replacement plan? – Laura?

C) Monuments

1) Most cleaning and touch up painting has been done

2) brick mason will be working on repairs... after next week’s final pillar cleaning

3) PREMIER – clean efflorescence (“ a powdery substance on rock surface”) then plantings in

D) Seal Coating update

- Ashford, Clubhouse lot – DONE
- Premier – starts August 1
- Hillsboro – to be completed the middle two weeks of August

E) Bids -

- Gates – semi-annual services complete – recommendations:

PR power back up unit front gate \$876+tax

5) Misc.

A) Parking/Towing – Brookfield curbs almost complete plan to finish last few areas next week

- Has been some squawking from the ranks seems to be trickling off
- Tow truck permission to yank cars from red lines no warning just need signature
- I have tagged about a dozen cars lately and towed about 6 or so myself... (still need replacement for George) If you know anyone... next I will try security company.

## Committee Reports:

1. Crime watch committee:

- None
- Officer report: rechecked the trails - most homeless junk is still gone. no activity seen seems quiet.

2. Budget Committee:

- No Report

3. Special Committee on Common Area Forest issues:

- none this month

4. ACC

- 9 requests reviewed and approved

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

- None.

Old Business:

- Silver Point residents parking illegally in Brookfield has been getting better – towed a few of them after several warnings!

New Business:

- Grayhawk owner made a request regarding speed bumps. Phil will look into it – contact owner

Motion to adjourn to Executive Session: 7:52 PM (note: a homeowner who missed the open forum discussion time interrupted here to discuss his upset about striping in Brookfield. The board noted that this was not the appropriate time for this however agreed to hear him out after which the homeowner had a better understanding of why the striping was put down. He agreed that in the future if he had any concerns he would either put them in writing or would come at the appropriate open forum time in the meeting.

(Exec starts 8:20 PM)

Recall regular meeting to order (out of Executive Session): 8:50 PM synopses of discussions and decisions made:

- Legal and collection matters discussed
- Violation matters discussed

Meeting Adjourned. 8:55 PM

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