

Minutes

SCHOA

June 20, 2012

Call to Order: 6:30 pm

Attendance:

Member at Large - Pete Newcomb

Secretary – Norm Lawlis

Treasurer - Nichole Weber

Vice President – Lavern Peterson

Management Company Representative – Don Campbell

Homeowners in attendance: 1

1 Guest present: New pastor of Silver Creek Foursquare Campus.

It is mentioned to the homeowners that the board has changed the normal 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).

Open Forum:

Foursquare Church Presents a proposal for 2012 summer movie nights same as last year.

Minutes:

Motion to approve the minutes from the last meeting; approved.

Officers Reports

No Reports

Management Report :

Reports – now being emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members asked to let us know if this method does not work for them and management will accommodate.

Collection report: delinquency rate is 20% in May; down from 31% delinquent in April. Management has implemented some new and more aggressive collection tactics. These appear to be helping – starting to get some to good results. Treasurer comments to confirm that Management is now making calls to

delinquents etc. Don states that "...we always have made calls and sent letters but that we are getting more aggressive in our tactics..."

Violation report: 151 letters in April and 216 letters in May; 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"*.

Fence project: Board is reminded to continue to consider the replacement of the perimeter fence along 176th in Premier. Manager hopes that it is getting closer on the Board's radar as they have received a few complaints recently.

Stormwater Ponds: County inspected "early". Bob asked for a two times per year bid for pond maint. Don just received the bid today and has not had a chance to compare... he will forward both the present contract and the new 2X bid for comparison and board decision. Norm points out that County has given the HOA until November to clean the ponds.

Tansy Police came through and wrote the HOA up as they do each year for noxious weeds. Manager had Landscaper eradicate the growth as needed.

Streetlight wire theft in Country Hollow and Brookfield: repair work completed. "remainder of security screws" have been installed.

Towing Patrols: new Enforcement Company to start this week.

Discussion about Developer responsibilities in Southridge and Brookfield: Written legal opinion coming prior to next month meeting. Lawyer needs more info to finalize his opinion however; verbally he states that when the development is turned over to the homeowners, the entire development is turned over. Also, most developers are not in the habit of doing 'walk through' inspections with homeowner reps. And when a bank takes back a group of lots from a particular builder and puts them up for sale, the new builder buyer of the group of lots would not be responsible to finish something that the homeowners thought should be completed. (I.e. the Southridge Park: While the developer installed less than adequate play set (which got vandalized and so was de-commissioned) the new builder would have no responsibility to put that back in... likewise, the HOA is not required to install a playground there either. The Board has the choice to make the best decision for that area-so if the board decides it is too wet there and that it wishes to leave it as is minus the play set, so be it.) and that is just one example. Legal Opinion to follow.

Old Business:

Update on School parking issue: Lawyer wrote a letter and sent to the School Board. Pete Newcomb has taken lead working with a committee within the neighborhood. The School Admin meetings and letters to them have produced no results and so the attorney felt the school board would be the next step. We are awaiting a response from the board.

Update on Eagle Scout project: Dustin re-submits a more suitable plan for his trails signage proposed project.

Regular Business:

Nothing voted on via email between meetings.

New Business:

- Sterling Ridge asked manager about speed limit signs in their neighborhood. Don reported that he informed their manager to submit an official proposal outlining exactly what they wanted to do. Nothing has been received to date. No action or discussion will be had on this subject until their association submits a proposal to the SC HOA.
- Board vote on Church – community movie nights. All are in favor. Nichole is liaison.

Motion to adjourn to executive session; approved.

Meeting Adjourned. 7:25 pm