

Minutes

SCHOA

June 16, 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: about 15- 20 homeowners in attendance (estimate)

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: Several to observe; A few Grayhawk owners had comments regarding the “view maintenance”/slope safety” issue that has been discussed over the last couple of years. They were advised by the board that the HOA can no longer discuss this matter with them because an attorney is deeply involved now and that any correspondence regarding it should be run through the attorney that the group hired which will in turn go back through the association’s attorney. Board decided to hear out several Grayhawk owners who made comments but unfortunately had to decline any reply or response due to attorney advice as discussed here.

Minutes: 7:05 PM

Motion made by Bob; seconded by Mario to approve the minutes of the May 19, 2016 board meeting as written. Vote to approve the minutes as written; *5 yeas. Motion carries*

Officers Reports:

- o 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-- May 18% (\$376,835 past due)—June 14% (\$354,521). *Another approx \$22,000 has been collected over the month with continued optimism for more to come in.*
- **Violation report:** Letters sent: April 130 -- May 59 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".

Minutes

- **Maintenance:**

A). More info about basketball court repairs – found contractor who can do metal... plan to get this taken care of within the next couple weeks if at all possible. Metal or wood backboards to be installed and the area will be cleaned up and re-opened ASAP.

B). Fence: replacement in progress will be complete by next meeting

C) Greenbelt cleanup (“homeless encampments”) scheduled for tomorrow

D) Playground replacement in Country Hollow (near main gate) – board still investigating for final decision...

- **Misc.**

A) Premier – speed bump. First time in all these years but one homeowner is asking if it can get “finished” only goes halfway across the street (she has a point)

B) Parking Patrols – Board and management need to meet with Patrol Company and work out some new parameters... more to come

Committee Reports:

1. **Crime watch committee:**

- **No Report**

2. **Budget Committee:**

- **No Report**

3. **Community Events Committee:**

- **No Report.**

4. **ACC**

- **No Report.**

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

- None.

Old Business:

- Basketball Courts – still searching for the best material and trying to finalize the plans and commence the work for replacing the equipment – using the correct stuff should keep the vandalism away. Board appreciates everyone’s patience with this situation.

New Business:

- None

Motion to adjourn to Executive Session: 8:25 PM

Recall regular meeting to order (out of Executive Session): 8:45 PM synopses of discussions and decisions made:

- Legal and collection matters discussed

Meeting Adjourned. 8:55 PM