

# Minutes

SCHOA Board of Directors Regular Meeting

June 15, 2017

Scheduled Call to Order: 6:30 PM

## **Attendance:**

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

**Homeowners in attendance:** No 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:** No homeowners in attendance

**Minutes:** 6:32 PM

Motion made by Laura; seconded by Bob to approve the minutes of the May 18, 2017 board meeting as written. Vote to approve the minutes as corrected; 3 yeas. *Motion carries*

## **Officers Reports:**

- None

**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 May 11% (\$324,483.39 past due); June. 9% (\$321,560.32 past due);
- B) delinquencies (and dollars past due) are working their way down as every year as the months roll
- C) Approx \$3,000.00 was collected over the month
- D) Board discussed and is considering a move to another collections plan and company/attorney

### 2) Violations:

- A) Letters sent - May – 123\_\_\_\_ June – 147.
  - a. Letters as ordered by board are all in process sent out as they are received

### 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 Time again - Engagement - letter needs to be signed
- Reserve Study update time again – letters to sign

### 4) Maintenance:

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.

B) CH playground chips **DONE**

C) Clubhouse Fire Marshall inspection – we will replace 3 Fire Exit signs and move a fire extinguisher

D) Clubhouse maintenance – carpet to be cleaned Tuesday (board direction to routinely clean twice a year); furniture – Laura will price out replacement furniture.

E) Monuments

- 1) Brick mason will be working on repairs... already moving on HB

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2) Painter to touch up the monument signs next week

- PREMIER – install plants (now irrigated) once sign cleaned

F) Bids - street sealing - can ***we plan to approve and schedule next week once we have a final bid?***

- Have GA Jorgenson bid for AF, PR, GH. Black top solutions for same plus clubhouse lot (do before painting) plus idea for SO, HB, BF, CH... Scot's sealcoat cannot do this year but will bid, Rainier wants to bid and can probably fit in but no paper back yet; and three others have not responded to me Plan on spending \$250K now (if do all neighborhoods) then budget for every 5 years All suggest re-seal approx each 5 years AND every year inspect and fill cracks. Board decision: as soon as final numbers are in from last company vote will be made by email and confirmed at the next board meeting (probably will use Scot's sealcoat - specializes in HOA work.
- Install Parking Blockade Rocks \$2300 and \$4600 – NO. Evaluate whether the new signs do the trick first – if not then decision on rocks will be re-considered.

5) Misc.

A) Parking/Towing – Brookfield curb painting started stopped/rain (started now as a fill-in instead of doing all in August) will cont. next week (weather permitting)

- Towing patrol contractor to be replaced no contact lately – trying to find someone or we could hire a security co. to do this... Board agrees. Manager will commence a search.

## Committee Reports:

1. Crime watch committee:

- **None**
- Officer report: rechecked the trails etc. most homeless junk is gone. One 'abandoned camp' still seems to exist but no activity seen around it.

2. Budget Committee:

- **No Report**

3. Special Committee on Common Area Forest issues:

- none this month

4. ACC

- **4 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 – since we towed two of them after several warnings!

## New Business:

- None

Motion to adjourn to Executive Session: 6:55 PM

Recall regular meeting to order (out of Executive Session): 7:25 PM synopses of discussions and decisions made:

- Legal and collection matters discussed
- Violation matters discussed

Meeting Adjourned. 7:35 PM