

# Minutes

SCHOA Board of Directors Regular Meeting

June 21, 2018

Call to Order: 6:30 PM

## Attendance:

Michael Morrey

Laura Bailey

Tim Ramsey

Management Company Representative: Lorne Martin

Homeowners in attendance: 7 homeowners in attendance

## Minutes:

- Motion made by Laura; seconded by Tim to approve the minutes of the May 17, 2018 board meeting as written. Vote to approve the minutes; 3 yeas. *Motion carries unanimously.*

## Officers Reports:

- President – none
- Secretary – *none.*
- Treasurer – *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 12% (\$376,506.08 (222 homeowners past due); June 11% (\$374,545.94 (189 homeowners past due);

- a. This takes into account only the ‘first half’ pmt being past due after the 31<sup>st</sup> of January
- b. For a short period; because of the aggressiveness of collections, the dollar amounts go up (against the uncollected accounts) but the number of delinquent homeowners continues to steadily decrease as they pay off their balances (sort of working a curve that will go down the other side soon).
- c. collected about \$33K this month

B) Delinquencies (and dollars past due) are working their way down as every year - additionally Atty. has collected on many accounts and continues to work on others.

- a. 3 Large balances paid this month totaled \$20,310

### 2) Violations:

A) Letters sent – May – 132\_\_ June – 314 (274 for landscaping)

- 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, and then the specified collection report is sent around the board meeting for more detail.

- 2016/2017 Audit draft report was emailed to the Board for review just prior to the meeting. The Board will review prior to approval.

### 4) Maintenance:

A) Current Bids:

- a. Southridge play set replacement bid was too high and was rejected.
- b. HB C.L. fence end cul-de-sac bid attached. Board decided to replace the broken fence boards for now.

B) Out for Bid:

- a. Tree removal and sidewalk repair at Grayhawk entrance
- b. Sidewalk repairs in Premier
- c. Brookfield playground repairs

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- C) Ponds – Cleanup now three times a year. First one's done now... May 8 & 9 County was out for its ponds inspection. The final inspection for GH and PR final 2 outstanding items for Storm water Credit are scheduled for July 26... All items must pass or these will be removed from the program.
- D) Seal Coating Project:
- Grayhawk is scheduled for 6/26 – 6/27
  - Brookfield is scheduled for 7/9 – 7/17

## 5) Misc.

### Committee Reports:

#### 1. Crime watch committee:

- None
- Officer (advisor) report: A homeless camp has moved out of the area near the rifle range. There was a possible camp on the hill below Winco they are watching. Winco is being helpful to monitor for activity as well. As a reminder - If you see something, say something.

#### 2. Budget Committee:

- No Report

#### 3. Committee on Forest maint:

- No Report

#### 4. Appeal Committee

- One Appeal was scheduled for this meeting. The committee will meet with them in the next room and report back to the board their recommendation during the executive session.
- Future Appeals meetings will be held on a different night than the Board Meeting to allow more time for the meeting.

#### 5. ACC

- Received a request from a potential owner for a gazebo and are awaiting more information. Several requests approved for painting; Two (2) requests were approved for roof replacement

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

- None

### Old Business:

- None

### New Business:

- None

### Open Forum: Questions/Concerns included:

- Request to paint the sidewalk at intersection yellow.
  - The sidewalk in question is the County's and they would need to do any modifications.
- Request for anything that may be done about parents parking on both sides of the street in on 184<sup>th</sup> in Southridge when picking up their children from school.
  - This is a public road; PC Sheriff will be asked to make a presence at drop off and pick up times.
- Signage for the Disabled Parking spots at the clubhouse requested so they may be enforceable.
- Requested to have the electrical outlets on the exterior of the clubhouse secured

### Motion to adjourn to Executive Session: 7:15 PM.

(Exec starts 7:20 PM)

### Recall regular meeting to order (out of Executive Session): 8:00 PM synopses of decisions made:

- Legal and collection matters discussed.
- Violation matters discussed
  - Board approved Appeal Committee recommendation on appeal held tonight to let fines stand.
- No other decisions made

### Meeting Adjourned. 8:15 PM