

# Minutes

SCHOA

March 17, 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: 2

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:** 1 homeowner wanted to bring back his questions about the fence behind his house in Hillsboro and the easement property strips between homes in his area. The other homeowner was there to request permission to do a community BBQ. Board needs more detail from her before they grant such permission.

## Minutes: 6:45 PM

Motion made by Mario; seconded by Laura to approve the minutes of the Feb. 18, 2016 board meeting as written. Vote to approve the Feb minutes; 5 yeas.

## Officers Reports:

- Treasurer – Bob reports that the collections attorney has been busy with 86 homeowners contacted. They have heard back from approximately 35. Approximately \$18,000 in back debt has been collected and a couple delinquent owners have payment arrangements. Atty has asked the board to allow waiving of late fees/interest as a collection tool. Board already decided when asked earlier that past fees (back owed) would not be waived... however a motion is put forth by Bob to allow them to suspend late fees/interest for clients who get on and stick to a rigorous re-payment plan. Mario seconds; motion passes with 5 yeas.

## 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 Feb. 39% (\$475,933 past due); March 27% (\$421,642 past due) *Annual reminder; first half is due Jan 31 so the past due amounts and percentages will naturally go up on the reports and as usual progress down over the year with another spike in August as the second half is due by July 31. Approx \$54,000 has been collected with continued optimism for more to come in.*
- **Violation report:** Letters sent: Jan –5, Feb -- 3 -- 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

- **Misc.**
  - Gates: ). Back Country Hollow gate Opticom –this was fine and NOT missing as reported last month— vandals had “turned it around backwards).
  - Final ‘perimeter fence’ replacement bids are in process. This is a Spring/Summer project

## Committee Reports:

### 1. Crime watch committee:

- Deputy Pecheos reports that he has done some inspections in the walking trail areas and ran some people off that appeared not to belong in Silver Creek. He will continue to monitor this and keep the board informed.

### 2. Budget Committee:

- **No Report**

### 3. Community Events Committee:

- **No Report.**

### 4. ACC

- This committee is operating smoothly at this time. They expect more requests as the spring and summer months approach.

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

- None.

## Old Business:

- Basketball Courts – should have bid and plan by next meeting for approval – plan to reopen the courts in April
- Security Cameras - Comcast needs to install some new cable wires to facilitate the final install of cameras.

## New Business:

- None

Motion to adjourn to Executive Session: 7:15 PM

Recall regular meeting to order (out of Executive Session): 8:05 PM synopses of discussions and decisions made:

- Legal and collection matters discussed
- Variance granted to GH homeowner for a back yard project

Meeting Adjourned. 8:10 PM