

Minutes

SCHOA Board of Directors Regular Meeting

March 15, 2018

Call to Order: 6:30 PM

Attendance:

Michael Morrey

Laura Bailey

Tim Ramsey

Management Company Representative: Don Campbell

Homeowners in attendance: 4 homeowners in attendance

Minutes: 6:35 PM

- Motion made by Laura; seconded by Tim to approve the minutes of the February 15, 2018 board meeting as written. Vote to approve the minutes; 3 yeas. *Motion carries unanimously.*

Officers Reports:

- Secretary –none.
- President –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; Feb 34% (\$509,675.46 (599 of 1,776 homeowners) past due); March 24% (\$448,675.72 (425 of 1,776 homeowners) past due).

- a. This takes into account only the 'first half' pmt being past due after the 31st 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). (*collected over \$20K this month from severely delinquents)

B) Delinquencies (and dollars past due) are working their way down as every year - additionally Atty. (Pody McDonald) has collected on many accounts – report attached. \

- a. Large balances paid this month were over \$20,000

2) Violations:

A) Letters sent – Feb. – 44 __ March – 127

- a. Letters ordered by board sent out as they are received and added to totals

B) Ashford Trailer Enforcement letter went, expecting contact – none yet.

3) Financial: Statements are emailed to board members by the 10th of each month for review, then the specified collection report is sent around the board meeting for more detail. Questions? Just email me.

- 2016/2017 Audit will be done same time. The firm that does your ballot counting will also do the audit of the books each year.

4) Maintenance:

A) Pedestrian gates -- installed closer hinges on HB West gates (test area)... ready to do Ashford yet?

B) HB West gate crash (#4) is an insurance job (sheriff sent me report number – working on repairs)

1. Gate signs proof
2. Speed Bumps

C) Bids -

- Working on getting gutters and roof on clubhouse inspected will bring bid
- Play Chips – project started almost done (see email notes form Neil)
- Southridge play set (see Neil's notes)

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D) Ponds – Cleanup now three times a year. First one scheduling now... inspection set for July county Letters received Feb 1. In them was stuffed a letter from Jan. 10 (allegedly) saying that there is still a problem with Grayhawk pond. It appears that one arm of the county is separated from the other-again.

5) Misc.

- A) Grayhawk abandoned house – Deputy Brent turned over to PC code enforcement through the community liaison program and is hoping to put pressure on the owner, the bank, and anyone connected – hoping for results we will see...
- B) Ashford RVs
- C) Bark?
- D) Parking
- E) HB Chain link fence end cul-de-sac (bid coming)
- F) Dog Poop station (add one between Apartments and Premier?)

Committee Reports:

1. **Crime watch committee:**

- o **None**
- o Officer (advisor) report: Motorcycle Bandit you may have heard about has been caught in the county. As a reminder - car prowls and home break ins are on the rise suggest be vigilant, get to know your neighbors, close your garage doors at night, remove all valuables from cars and Lock your doors

2. **Budget Committee:**

- o **No Report**

3. **Committee on Forest maint:**

- o **No Report**

4. **Appeal Committee**

- o Eric Sjoberg is appointed to this committee (as chair)
- o Eric will bring other names of volunteers to the board

5. **ACC**

- o 0 requests reviewed (0 approved - 0 denied)

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

- **None**

Old Business:

- Gates: pedestrian gate hinge/closer improvements are approved for Ashford, Grayhawk, Premier and the rest of Hillsboro

New Business:

- **None**

Open Forum: Questions/Concerns raised included –When will Ashford RV’s be dealt with once and for all?

Motion to adjourn to Executive Session: 0:00 PM.

(Exec starts 0:00 PM)

- **None needed this month**

Meeting Adjourned. 7:45 PM