

Minutes

SCHOA Board of Directors Regular Meeting

May 17, 2018

Call to Order: 6:30 PM

Attendance:

Michael Morrey

Laura Bailey

Tim Ramsey

Management Company Representative: Don Campbell, Lorne Martin

Homeowners in attendance: 12 homeowners in attendance

Minutes:

- Motion made by Laura; seconded by Tim to approve the minutes of the April 19, 2018 board meeting as written. Vote to approve the minutes; 3 yeas. *Motion carries unanimously.*

Officers Reports:

- Secretary – *none.*
- President – *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; April 18% (\$399,506.82 (322 of 1,776 homeowners past due) May 12% (\$376,506.08 (222 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).
- c. collected about \$23K 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 – report attached.

- a. Large balances paid this month were \$12,9000

2) Violations:

A) Letters sent – April – 174__ May – 132

- 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 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 was commenced May 8th & 9th with their office visit (they call it “field Work”. They will finish the audit reports and get them back to the board ASAP.

4) Maintenance:

A) Bids -

- Southridge play set (replace?)
- HB Chain Link fence end cul-de-sac bid attached. Decide add behind wood fence?

D) 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.

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5) Misc.

A) Grayhawk abandoned house – Note; judicial foreclosure-still in progress. Community Liaison deputy Johnson has spent considerable time pressuring the county (code enforcement) and there is some traction. House was boarded up heavily and completely by Wells Fargo and or their maint. rep... Continue to watch. Hopefully it will close out sometime this summer – that is pure conjecture – and hope at this point. Note 2 Collections efforts continue against the owner (it is not owned by the bank at this time) and we will hope that the HOA's collection atty gains on this one.

Committee Reports:

1. Crime watch committee:

- None
- Officer (advisor) report: No recent reports of homeless activity. 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. If you see something, say something.

2. Budget Committee:

- No Report

3. Committee on Forest maint:

- No Report

4. Appeal Committee

- Two Appeals requested for this meeting. The committee will meet with whoever has shown up 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

- 11 ACC requests approved

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

- None

Old Business:

- Gates: pedestrian gate hinge/closer improvements are approved for Ashford, Grayhawk, Premier and the rest of Hillsboro and will be installed as soon as the gate contractor can get them in stock and installed.

New Business:

- The Board approved an amendment to Article 6, Section 6.1 of the Bylaws as permitted by Article IX of the Articles of Incorporation. The amendment added the verbiage “except in the case where the board appoints a member to fill an unexpired term (considered an emergency appointment) the board may appoint anyone from any neighborhood to the seat.”
- The Board approved an amendment to the Enforcement Procedures. A Late Fee of 5% will be charged on any balance owed to the association once payment is past due more than 30 days. This includes any assessments, fines, or other charges.

Open Forum: Questions/Concerns included:

- Request for bark for common areas – Possible bid from Boy Scouts
- Can we get a street sweeper to come through the community 1 to 2 times a year?
 - Mike may know someone that can help with that.
- Thank you for the speed bumps installed in Hillsboro. Can more be installed?
- There is a common area in Hillsboro that appears not to be maintained.
 - This may be part of the greenbelt in that area. Board will ask for cost to add area to regular maintenance.
- Ashford gate is still broken
 - The gate operators are being replaced with new electric operators. Parts were ordered should be complete soon.
- What is the process to amend the CC&R's
 - The CC&R's may only be amended as per the Silver Creek Declaration Article 10

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- County is taking over the off duty officer security program. The costs will likely go up.

Motion to adjourn to Executive Session: 7:45 PM.
(Exec starts 7:50 PM)

Recall regular meeting to order (out of Executive Session): 8:35 PM synopses of decisions made:

- **Legal and collection matters discussed**
- **Violation matters discussed**
- **No other decisions made**

Meeting Adjourned. 8:40 PM