

June 15, 2011

Call to Order 6:30 PM

Intro: Install slide for \$365

Installation without removal is \$950

Also, the issue of signs (sticker & hard copies)

Roll call:

Lavern Peterson Board Pres.

Mike Morrey Board V.P.

Nicole Weber Board Treasurer

Norm McLean Board Member

Don Campbell, Manager

(Andrew Chadick Board Secretary came in later)

No minutes from the last two meetings, motion to suspend the minutes.

Finance Report: Currently working on the budget for this year. In August there will be a copy of the preset budget. Discrepancies from numbers that were getting from JC Higgins. Requesting each month to do the \$25 dollar excel sheet. Jan-March there were \$2000 dollars worth of discrepancies. Gave a copy to Don so he can talk to Deborah. Starting as of June, we will start and run the June report. All approved.

Community Reports: None

Facility Reports: Norm-Repairs, Garage sale, Light issue in Country hollow.

Management Report: Don-violation report: 285 letters went out the last month and most were courtesy and reminder notices for lawn maintenance. (Some discussion about the letters) No collection report at the meeting but we will email the collections report. There were 754 residents with a \$0 balance. Number will be skewed because of second half billing next month. The discussion of the incident we had with signs and any sign that are put on the side walk are illegal and got removed but returned back. The auditor meetings dates have been discussed but not made official, dates such as Thursday the 23<sup>rd</sup> 1:00pm or anytime the following Tuesday or Wednesday 29<sup>th</sup> of the June.

A couple of proposals from Green Effects, one is in Gray Hawk because there is one area where a car is taking the corner and going over the grass. First idea, remove the grass and install turf stone which estimated to cost \$3200. The trucks taking the corner resulted in the idea of possibility of putting two boulders on the corner to prevent them from going over the grass. Get a bid on the rock idea and

maybe putting up signs about “no trucks exit.” In Gray hawk there was a plant bid along 176<sup>th</sup> estimated for \$2700 , also includes one missing pear tree. In country Hollow there has been a bunch of dead shrubs mix with a bunch of new shrubs, and the cost for cleaning up the shrubs was estimated at \$4500.

Amendment one: There is money in the budget for adding a ladder to the Big Toy it will cost \$1000. Right on with the budget and we’re right under where we need to be for the year. The question came up, When do we stop repairing stuff? The thing we need to worry about next year is the whole thing and the asphalt. Discussing the slide problem whether it be a vinyl or metal slide, because we don’t have money in the budget to keep spending on the park. Everyone in favor of option one with the estimate cost of \$4072.50.

Fence replacement update and complete on the highland side. Also, started the gray hawk fence through the first gate on the north side. An email went back and forth about the fence missing a bottom board. Waiting for ACC approval about the bottom board of the fence. Meet with the ACC to discuss the issue and find out their input about the fence.

Gate repairs: The piece that was hit by a car and was twisted. We forwarded info through email. Received a estimate bid of \$3000 to repair the new leaf for the gate. A few verbal complaints about the broken gate. The committee talked about the residents input on gates and how they are not a security protection but yet a way to slow down traffic. Currently, the power is turned off and the gate is going to be left open. ACC- not getting any reports back. Got Supplies for ACC.

Parking: Michael received an email about parking, and received reports that were coming in thin, and Don is in the process of schedule a meeting with the parking enforcer to discuss the issue.

Meetings: ACC Meetings every other Thursday starting may 19<sup>th</sup>. Talk about the consisting of the meetings and figuring out what works best for most everybody.

New Homes: Recommendation of new homes being built. Planning to build 25 new homes in a nearby neighborhood, in which the houses are presale. Also, discussed the amount of empty houses and lots in the area and that fact if it’s a good thing or not.

Clubhouse: A proposal of renting the clubhouse out to non-residents on a limited basis for money was discussed. The clubhouse would be rented out for the true market value. Also, suggested a lower rental place for residents in hope for residents to rent out the club house more. Another option was making the clubhouse more flexible to rent to friend of a homeowner in Silver Creek.

Movie Night: On the 24<sup>th</sup> there will be a movie night hosted by the church, showing the movie Tron. One thing the church wanted to add to the movie night was half court basketball shot raffle for \$10,000. The add on that has not been authorized. Agreed to send the church an official letter and contact Phil from foursquare to make sure that the church knows that we did not approve the half court basketball shot.

Graffiti: Graffiti in Brookfield. Letters have gone out. Thinking of solutions to the graffiti, cardboard, re-paint the entire house, spray primer, cover it in a think fiber glass plastic covering because this is the

second time this particular house has been hit. Also, sent out a letter that states that the owner has a number of days to take action or else the HOA will and will bill her once the work has been completed. This is a number one priority along side with the church \$10,000 raffle shot. The garage doors also need to be fixed.

Ponds: Cleaning of the retention ponds. Waiting to clean the ponds because of the weather hold up.

Closing:

Going to send a \$25/50 gift card to Cami Allen.

Adjourned 8:15 PM