

# Minutes

SCHOA

Meeting Started at: 6:34 PM

October 19, 2011

Attendance:

Lavern, Andrew, Michael, Nicole, Don

Reading of the Minutes made motion to not read the minutes because they have already been read. All are in favor.

## **Officers Report:**

Treasurer:

Project Cost Form: A Form from the finance committee to make things more official. Project with a great cost that we follow the project and make sure they get completed and make sure that the budget is being kept up with.

No other officer reports.

## **Management Report:**

**Collections-** Delinquency percentage - down from 24% to 20%

**Violation report-** Numbers down as well.

**Other-** \*Reserve study has been commissioned- turn around about 6-8 weeks. \*The membership meeting; the mailer is at the print shop and will be out within the timeframe required by the by-laws. Power point presentation is being created, and many other prep tasks are being worked on at our office by many staff members. \*Maintenance; fence project is progressing. Just received the second bid for the sidewalk in Hillsboro and waiting on third bid. Several irrigation improvement proposals made, totaling about \$1200 dollars-will get these to the board. \*Playground; Green effects will look at the South Ridge playground area and comment on the 'wet' problem. We had the wooden playgrounds evaluated. Five wooden playground sets remaining, and three will need repairs soon.

## **Old Business:**

*\*Sheriff's Country Hollow Meeting:* Was a great success, and many homeowners were pleased. Letter from Judy Holly, stating this one of the best run meetings she has ever been to. Based on the child care provided the clubhouse for that meeting, Lavern puts motion to the floor, to research the need for child care for the membership meeting. All are in Favor.

*\*Accounting form-* and what they wanted from the finance committee was a way to track project costs, the date of project, the projected cost and the completed project and the actual cost, so that they can see the difference between the estimated cost and total final cost. Nicole will make a few minor corrections. All in favor of the minor corrections made.

*\*Playground.* Nichole brings up Signs about the notation of ages; the majority of the votes on the board internal email poll were to take the ages out of sign verbiage. Adult supervision required, play at your own risk. Incorporate with the hours signs.

\*School; 1) traffic – Lavern reporting that October 25<sup>th</sup> President and Manager are scheduled to meet with the superintendent to discuss this issue. Lavern plans to suggest that they close the gates at the easement which we believe are only supposed to be used for school buses and food deliveries per the original agreements. The overflow cars being directed to 95<sup>th</sup> during afterschool pick up are blocking driveways, mailboxes, and are becoming a liability issue for the school (because they are directing people to sit on the street). They need to clear off the traffic and figure out a new drop off and pick up point that doesn't interfere with the neighborhood parking or the livability of people in their houses. 2) Landscaping- Another concern is about the landscape condition in front of the school. Management has written letters to the school asking them be a good neighbor and clean it up/keep it maintained. HOA has no jurisdiction over them but we believe they should be good neighbors.

### **New Business:**

*Membership meeting* - Five board positions are open. Three year term, two year term, or a one year term. The two people with the most votes will have the three year terms, the next two people with the next amount of votes will receive the two year terms and the person with the least amount of votes will get the one year term. If we don't have a quorum, then per the by-laws, unless we retire our position, we retain our position for one year, or until the next election. Quorum is 10%, 178 total.

\**Landscaping & bids* - management wants to go on record with a statement: Please remember that when you are comparing vendors, it is not only *cost* but *value* that you should consider... example being; the homeowners of Silver Creek will not be well served by a landscape company that is not large enough to do the required maintenance in one day as Green Effects currently does. Chasing the landscape throughout the week is not something that the manager believes will be in the best interest of the community. Manager and President agree that it is the management company's (not board members) job to obtain bids from vendors on behalf of the board for the HOA whenever this is necessary. Manager has a specific bidding process that will obtain objective and fair bids equally from several vendors and as part of the process will make recommendations to the board who will make the final decision who to hire. Projects such as this all need to go on hold until after the annual meeting is done. That has to be the main and highest priority unless there are emergencies.

\*A proposal made that the board should give the management company power to make emergency repairs if needed. Also, increase \$500 to \$ 1000 for the management company in case of an emergency situation. All are in favor.

\*Suggestion made that we close playgrounds that need repairs, until the sets are fixed because it is a safety issue. Also motion to approve A.D.A contractor to make repairs per his bid (up to \$1500). All are in favor.

### **Open Forum:**

Rex Harper, Country Hollow; complaint - rented the clubhouse back in March/April and received a letter back four weeks later, stating that the HOA deducted \$100 from the deposit for a blade of grass being on the front table at the door, few paper towels in the trash, dirty floor, and dirty windows. Because Rex was charged \$100 for a few messes he left behind, he thought it was necessary to back-charge the HOA \$100 for the cleanup of messes he did at the clubhouse from the previous party held there. Rex's homeowner dues were \$197.00; he wrote a check for \$97 and wrote homeowner dues paid in full. Management cashed the check. Rex states that because the check was cashed he is not obligated to pay anything else. Told Rex that we will get a legal interpretation so that we can resolve this problem.

*Meeting Adjourned. 8:25 PM*