

Minutes

SCHOA Board of Directors Regular Meeting

April 15, 2021

Call to Order: 6:35 PM

Meeting held via Zoom Online Video Meeting

Attendance:

Michael Morrey - President

Tim Ramsey – Vice President

Wolfgang Riss – Secretary

Virginia Frazer - Treasurer

Joshua McCoy-Redmond – MAL (arrived during the executive session portion of meeting)

Management Company Representative: Lorne Martin

Homeowners: 3 homeowners in attendance

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Motion passed to approve the minutes of the March 18, 2021 board meeting as written.

Officers Reports:

- Vice President – No report
- Secretary –
 - Noted some activity at the formerly abandoned home in Gray Hawk. The new owner is building a fence. Unfortunately, they had construction materials taken from the property.
 - Received a quote from Powder Coating and Fabrication to repair and repaint all the vehicle gates. Guardian would need to prepare the gates for removal and then reconnect them after they are reinstalled.
- Treasurer – No report
- MAL – No report.
- President –
 - Met with the fence contractor regarding the installation of 265 feet of chain link fence behind Winco at the top of the hill to prevent access into the greenbelt. We will need the written approval from Winco to install the fence.
 - Uncle Mike's food truck will be at the clubhouse parking lot on April 24th and May 22nd.

Management Report: Violation, Collection, Financial and other reports are emailed to board members prior to meetings to save paper costs and to give board a chance to preview.

1) **Collections:** **Due to the current COVID-19 Pandemic and Governor's Proclamation we are not able to charge interest, late fees. Violation Fines are permitted as of August 2nd.**

A) Delinquent Assessments; Mar 23% \$261,135 – 414 homeowners with balances.

 Apr 17% \$219,002 – 304 homeowners with balances.

a. The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.

b. Payment arrangements have been made with several of these owners.

2) **Violations:**

A) Letters sent since March Meeting: 139

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- 3) **Financial:** Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent around the board meeting for more detail.

- 4) **Maintenance:**
 - A) Work in Progress:
 - a. Repair 10 pet waste stations throughout the community.

 - B) Work Completed
 - a. Replacing a broken window at the clubhouse.
 - b. Replaced broken mailbox clusters in Hillsboro and Country Hollow.

 - C) Work Orders
 - a. W/O #32 – Remodeling the clubhouse. Interior painting, replacing the flooring.
 - b. W/O #34 – Solicit estimate to clean all mailboxes in Silver Creek.
 - c. W/O #36 – Sports court resurfacing/ restriping courts. Extend the court painting out to fence line. Stripe tennis court to be usable for tennis or pickleball.

 - D) Storm Systems – Pond Cleanup now 2 times a year.
 - a. Greentech Excavation is hoping to start the driveway portion of the project as early as next week.

Committee Reports:

1. **Budget Committee:**

- No report.

2. **ACC**

- Reminder that incomplete or vague requests sent in will delay the approval process.

3. **Committee on Forest Maintenance:**

- No report.

4. **Appeal Committee**

- No appeals received.

5. **Security:**

- No report.

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

- None.

Unfinished Business:

- Gate Cameras
 - Gate cameras may need membership approval and should be paid by the community at which they are installed.
 - A survey may be taken of the homeowners on the desire of cameras at the gates.

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New Business:

- Community Garage Sale
 - The Community Garage Sale will be held this year June 4th-6th. The main gates for each community will be open from 8:00am – 6:00pm and the Association will advertise the sale in the News Tribune as in past years.

Open Forum:

None

Motion to adjourn to Executive Session: 6:55 PM

Recall regular meeting to order (out of Executive Session): 7:47 PM synopses of decisions made:

- Discussion regarding pending legal matters.
- Collection actions approved regarding certain Lots as recommended by the attorney.

Meeting Adjourned. 7:45 PM