

Minutes

SCHOA Board of Directors Regular Meeting

August 17, 2017

Scheduled Call to Order: 6:30 PM

Attendance:

Bob Schultz

Michael Morrey

Laura Bailey

Phillip Durben

Management Company Representative: Don Campbell

Homeowners in attendance: several homeowners in attendance

The board (some time ago) changed the previous order of business so that members of the community are able to ask their questions and deliver their comments at the beginning of the meeting rather than at the end so they don't have to sit through the meeting and are able to leave after the member forum if they wish. (Of course, they are always welcome to stay and observe if they so choose).

Open Forum: Concerns were raised and reiterated by several homeowners and there was much back and forth conversation and shouting regarding the situation with the Trees and forest maintenance lawsuit as well as the red painted curbing in Brookfield. Country Hollow HO presented board with approximately 200 signatures opposing "view maintenance" Heated discussion ensued and this HO asked Phil Durben to resign his board seat.

- *The board usually offers to get back to the homeowners who bring things up in these meetings (either through personal emails, website posting of general information; or requests member's assistance such as their ideas and suggestions, or solicits their help in resolving things in our community. (Note: decisions are not always made nor actions always taken regarding these comments either at meeting or afterward).*

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Tabled for re-draft of some points

Officers Reports:

- Pres – Requested homeowner with specific issues to assist with verbiage adding ADA regulations into the parking policy

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 June. 18% (\$382,210.23 past due); July 8% (\$317,198.03 past due)
- B) Second half became delinquent for this report
- C) delinquencies (and dollars past due) are working their way down as every year
- D) Switch to new collections atty in progress will take time to establish quality reports soon

2) Violations:

- A) Letters sent – July – 77 __ August – 507
 - a. Letters ordered by board sent out as they are received and added to totals
 - b. Lots of landscape letters for August the heaviest month for them but all necessary

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 welcome just email me.

- Audit currently in progress

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- Reserve Study currently in progress

4) Maintenance:

A). County required repairs to all storm ponds are still ongoing – we are all on track to finish these by September so that we will be on track with the county for compliance continuation or reinstatement to the storm water credit program. Currently working with Winco for GH pond (their ‘extra’ water run-off)

B) Clubhouse maintenance – Furniture replacement – to be delivered Friday

C) Monuments

1) Brick mason will be working on repairs... after next week’s final pillar cleaning

D) Seal Coating update

- Premier, Ashford, Clubhouse lot – DONE
- Hillsboro – in progress now should be completed mid next week

E) Bids -

- o Gates – Bid coming for pedestrian gates (plan includes different type hinges and magnetic holders to keep gates closed)

5) Misc.

A) Parking/Towing –

- Still need to fill position, if you know anyone let me know. I’ll try Security Company.

Committee Reports:

1. Crime watch committee:

- o None
- o Officer report: Not much activity in forests. Crime up in Pierce County lock your doors, leave your front and back porch lights on and watch out for your neighbors. Lock your cars!

2. Budget Committee:

- o No Report – working on draft to submit to board

3. Special Committee on Common Area Forest issues:

- o Bob hits bullet points on view maint. guidelines (copy on file and to be included with these minutes)

4. ACC

- o 6 requests reviewed and approved (1 denied)

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

- None.

Old Business:

- Motion by Bob to approve the CR2A (agreement reached based on legal advice at a mediation hearing of the Grayhawk tree lawsuit attended by the committee members). The agreement was to be brought back to the board for ratification – his motion to approve (ratify) was seconded by Phil. Vote taken 2 yeas, 2 neas. Motion dies. Per section 6.1 of the Bylaws, 2 directors notified the board that they may later be registering their dissent.

New Business:

- None

Motion to adjourn to Executive Session: 9:00 PM.

(Exec starts 9:15 PM)

Recall regular meeting to order (out of Executive Session): 9:40 PM synopses of discussions and decisions made:

- o Legal and collection matters discussed
- o Violation matters discussed

Meeting Adjourned. 9:45 PM