

Minutes

SCHOA Board of Directors Regular Meeting

August 16, 2018

Call to Order: 6:30 PM

Attendance:

Michael Morrey

Laura Bailey

Tim Ramsey

Management Company Representative: Lorne Martin

Homeowners: Approximately 20-25 homeowners in attendance

Minutes:

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

Officers Reports:

- President – none
- Secretary –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: July 9% (\$368,535.21; 154 homeowners past due); August 24% (\$466,793.12; 435 homeowners past due / includes 2nd half now delinquent)

- a. 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).

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.

2) Violations:

A) Compliance Letters sent: July -169 August - 148

- 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, and then the specified collection report is sent around the board meeting for more detail.

- a. Need Board input/approval on 2016/2017 Audit Financial Report. Once approved the Auditor will finalize their report.

4) Maintenance:

A) Out for Bid:

a.

B) Current Bids:

- a. Tree removal (2 trees and 3 stumps) at 2nd Grayhawk entrance closest to Winco (Nix Tree Service \$600 + tax bid)- Board approved bid.
- b. Sidewalk repairs in Premier (Precision Concrete Cutting). Received OK to move forward with repairs from CAU adjustor. – Board approved bid to correct all hazards as proposed.
- c. Sidewalk broken replacement (4 sections) at Grayhawk center entrance and entrance closest to Winco (Premier Paving \$4,515 +tax) – Board approved bid.
- d. Install pet waste stations (\$280 + tax & installation +/- \$100 each) – Board approved installing new pet waste station at grass area in front of clubhouse and replacing 2 others in Highlands.
- e. Gate repairs

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- i. Grayhawk - Strobe detector needs replaced \$914.50- Board approved bid.
 - ii. Hillsboro - Strobe detector needs replaced \$914.50 – Board approved bid.
 - iii. Country Hollow (clubhouse side) – Gate operators need major repairs, cost to replace around +/- \$10K – Board tabled this for next meeting to gather more information.
 - C) Work in Progress:
 - a. Street signs replacement in Hillsboro (vandalism)/ Clubhouse Disabled Parking Signs (all on order at Zumar)
 - b. Brookfield playground repairs – Neil says it should be completed next week.
 - c. Country Hollow triangle park – landscape border repairs.
 - D) Work Completed
 - a. Street light repairs in Country Hollow (Repair Works). Found the breaker was off at panel.
 - E) Ponds – Cleanup now three times a year.
 - a. The final inspection passed for GH and PR for Storm water Credit
 - b. May 7th County was out for its pond inspections. We received their reports June 2^{5th} requiring work to be done in Country Hollow, Hillsboro & Ashford by October 1st. Met with new Storm Water Dept Manager regarding wet ponds in CH. County is requiring ponds to be repaired to hold water per the original design.
- 5) Misc.
 - A) Gate Programming Agreements – Great Gates (formerly Sutherland Security) proposing increase for gate programming to \$44/mo for 1st 3 entries and \$44 each additional. Current rate has been \$30/mo for last 4 years. – Board tabled this item for next meeting to gather more information.

Committee Reports:

1. Crime watch committee:
 - o None
2. Budget Committee:
 - o No Report
3. Committee on Forest maint:
 - o No Report
4. Appeal Committee
 - o Four appeal meetings were held Wednesday 8/15/18. The committee will present their recommendation to the board during the executive session.
5. ACC
 - o Reminder: Please be sure submission packages are complete before submitting them for approval. Missing information causes delays in the approval process.

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

- None

Old Business:

- 2016/2017 Financial Audit
 - o Motion made by Tim; seconded by Laura to approve the audited financial statements as prepared by the CPA. Vote to approve the audited financial statements; *3 yeas. Motion carries unanimously.*
- Board approved transferring funds to separate banks in order to retain FDIC coverage. Board directs Management to open 3 new Time CD accounts in the Association's name of \$200,000 each into separate banks.

New Business:

- None.

Open Forum: Questions/Concerns included:

- Concern was raised by a homeowner regarding the dry vegetation in the greenbelt/trail area below Grayhawk.

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- Several homeowners expressed continued concerns about the red curbs within Brookfield. Concerns were expressed that they did not wish to have any other neighborhoods painted with red curbs. Several homeowners requested a poll be taken through the mail to all Brookfield owners asking for opinions on alternatives to the red curbs. The Board agreed to mail out a poll with options for the curbs to Brookfield owners.
- Homeowners requested better communication from the Board when projects directly affecting their homes/neighborhoods are being done in addition to posting to the Silver Creek website.
- Homeowners in Hillsboro requested to have the gates closed during the day except for high traffic times. The Board will change the open hours for the gates.

Motion to adjourn to Executive Session: 8:30 PM.

(Exec starts 8:40 PM)

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

- **Legal and collection matters discussed.**
 - Board approved the recommendations of the attorney on collection matters.
- **Violation matters discussed**
 - Board approved Appeal Committee recommendation on appeals held to remove the fines on 3 Lots and to let them stand on 1 Lot.
- **No other decisions made**

Meeting Adjourned. 9:50 PM