

Minutes

SCHOA Board of Directors Regular Meeting

February 15, 2018

Call to Order: 6:35 PM

Attendance:

Michael Morrey

Laura Bailey

Tim Ramsey

Management Company Representative: Don Campbell

Homeowners in attendance: 10 homeowners in attendance

Minutes: 6:40 PM

- Motion made by Tim; seconded by Laura to approve the minutes of the January 18, 2018 board meeting as written. Vote to approve the minutes; 3 yeas. *Motion carries unanimously.*

Officers Reports:

- Secretary – Laura state that the board received a resignation from a board member who had sent both her and the President several very inappropriate text messages. She chose not to read them in mixed company.
- President – Country Hollow gate remotes are acting up again. We will ask Gate service co. to look at moving the antenna for the receiver which would hopefully eliminate the concerns – many do work just fine however we get some complaints; Southridge playground is called out in the reserve study for replacement this year however we are not certain that needs to happen. Perhaps some maintenance to hold it awhile (no sense buying until needed) we will have the semiannual maintenance and safety inspection done to make sure before making a final decision.

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; Jan 8% (\$356,034.19 (145 of 1,776 homeowners past due); Feb 34% (\$509,675.46 (599 of 1,776 homeowners) past due). *1 year ago \$563,155.37 was past due.

a. This takes into account only the ‘first half’ pmt being past due after the 31st of January

b. 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. (Pody McDonald) has collected on many accounts – report attached.

2) Violations:

A) Letters sent – Jan – 86__ Feb. – 44

a. Letters ordered by board sent out as they are received and added to totals

B) Ashford Trailer Enforcement letter went, expecting contact – none yet.

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? Just email me.

- 2016/2017 Audit will be done same time. Need to choose another auditor as Johnson, Stone, and Pagano Firm is dropping all HOA audit business. I have asked the firm that does your ballot counting if they will again do these each year.

4) Maintenance:

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- A) Pedestrian gates -- installed closer hinges on HB West gates (as a test area)··· looks/works great – monitor
- B) Street Light – report of one “missing”??
- C) Bids -

- Gates –
 - Semi Annual inspections complete and
- Play Chips – project started

D) Ponds – County Letters received Feb 1. In them was stuffed a letter from Jan. 10 (allegedly) saying that there is still a problem with Grayhawk pond. It appears that one arm of the county is separated from the other-again.

5) Misc.

A) Grayhawk abandoned house – letter from neighbor

B) Parking/Towing –

- Met with Deputy Brent Johnson who will assume this role. He is going through the permission and paperwork process with his Lt.

Committee Reports:

1. Crime watch committee:

- None
- Officer (advisor) report: Car prowls and home break ins are on the rise suggest be vigilant, get to know your neighbors, close your garage doors at night, remove all valuables from cars and Lock your doors

2. Budget Committee:

- No Report

3. Committee on Forest maint:

- No Report

4. ACC

- 0 requests reviewed (0 approved - 0 denied)

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

- None

Old Business:

- None

New Business:

- Speed bumps will be installed in Southridge to slow vehicles down for the safety of the families and children who live there. Same in Hillsboro (where they will also be installed at the gates similar to Country Hollow where many accidents and a lot of gate maintenance budget money has been saved since installed.

Open Forum: Questions/Concerns raised included – safety of Southridge playground; legal bill cap for the Grayhawk tree issue?; red curbs in Brookfield. A detailed discussion carried on for almost an hour on these topics.

Motion to adjourn to Executive Session: 8:45 PM.

(Exec starts 8:50 PM)

Recall regular meeting to order (out of Executive Session): 9:15 PM synopses of decisions made:

- Legal and collection matters discussed
- Violation matters discussed
- No decisions made

Meeting Adjourned. 9:20 PM