

Minutes

SCHOA Board of Directors Regular Meeting

February 18, 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 (absent)

Management Company Representative: Lorne Martin
Homeowners: 14 homeowners in attendance

Minutes:

Motion passed to approve the minutes of the January 21, 2021 board meeting as written.

Officers Reports:

- Vice President – No report
- Secretary – Visited all Silver Creek neighborhoods and looked specifically looking at pet waste stations and mailboxes. A list was sent to JCHiggins of pet waste station repairs needed. The mailboxes look dirty. Most of the problem appears to be from tape residue left on the sides of the mailboxes and not cleaned off. Wolfgang requests a Board discussion to discuss the possibility of hiring a contractor to come through and clean them.
- Treasurer – There were several letters mailed to homeowners regarding trees that are missing from front yards. The CC&R's require a tree to be planted in each front yard.
- MAL – No report.
- President – The Association's insurance policies have been renewed and the premium is lower with slightly better coverage. The policies were reviewed by an insurance attorney to be sure the proper coverages were in place.

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;

Jan	10%	\$187,585 – 171 homeowners with balances
Feb	29%	\$302,085 – 520 homeowners with balances.

 - a. The first half assessment is now delinquent.
 - b. The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.
 - c. Payment arrangements have been made with several of these owners.
- 2) **Violations:**
 - A) Letters sent – Feb: 72
- 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.

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4) Maintenance:

A) Work in Progress:

- a. Replacing broken mailbox clusters in Brookfield.
- b. Replacing a broken window at the clubhouse.
- c. Repairing the irrigation system at the north gray hawk entrance.

B) Work Completed

- a. Repairing the Hillsboro gate on Silver Creek Ave E.
 - i. Guardian Gates has replaced the antenna.
- b. Painting of the tunnel near the clubhouse has been completed.

C) Work Orders

- a. W/O #018 – Install no parking signs along fence on 91st Ave E outside Premier back gate and paint curb with no parking stencil. – SIGNS INSTALLED. Painting curb as weather permits.
- b. W/O #21 – Recondition basketball backboards and refit with new nets.
- c. W/O #30 – Cut down a dead tree near the swale pond in Premier that is leaning into a live tree. Wright's Logging has completed this project.
- d. W/O #31 – Wright's Logging has inspected all the green belt trail areas for hazardous trees near the walking trails after the recent windstorm and has removed any potentially dangerous trees that may fall on/over the trails.
- e. W/O #32 – Remodeling the clubhouse. Interior painting, replacing the flooring.

D) Storm Systems – Pond Cleanup now 2 times a year.

- a. Engineering plans are completed for repairing wet pond liners. Need to obtain proposal for the work to be done. Greentech Excavation is preparing a proposal for the project.

Committee Reports:

1. Budget Committee:

- They have a planning meeting scheduled for March.

2. ACC

- Michael Morrey reported the number of requests has slowed down. As a reminder, now is a good time to put in requests for summer projects as they are good for 6 months from the date approved.

3. Committee on Forest Maintenance:

- No report.

4. Appeal Committee

- There were no appeals to review this month.

5. Security:

- It has been quiet. There was one complaint received about car prowlers, but no activity was noted when in the area.

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

- None.

Unfinished Business:

- None

New Business:

- Green Effects submitted a proposal to replace 7 dog waste stations. The Board requested clarification of the need to replace the whole station or just the garbage basket portions.

Open Forum:

Questions/Concerns included:

- Concerns were expressed about a specific home in Hillsboro that has been holding loud parties past the quiet hours and parking in the street and on the lawn.
 - This is being addressed and will continue to be addressed with the property owner.
- The street sign and stop sign that were just recently replaced on Country Hollow Dr & Gem Heights Dr have been knocked down again already and need to be replaced.
- A homeowner requested the mailboxes that were broken into in Brookfield be replaced quickly.
 - The Board has requested and is waiting for an estimate from the mailbox contractor that recently replaced mailboxes in Hillsboro and Country Hollow. The hope is to have them replaced as soon as possible.

Motion to adjourn to Executive Session: 7:05 PM

Recall regular meeting to order (out of Executive Session): 7:40 PM synopsis of decisions made:

- **Legal and collection matters discussed.**
 - The Board approved the attorney's recommendations regarding collection actions.
- **No other decisions made.**

Meeting Adjourned. 7:45 PM