

Minutes

SCHOA Board of Directors Regular Meeting

January 18, 2018

Call to Order: 6:30 PM

Attendance:

Michael Morrey

Laura Bailey

Tim Ramsey

Phillip Durben *absent*

Management Company Representative: Don Campbell

Homeowners in attendance: 5 homeowners in attendance

Minutes: 6:35 PM

- Motion made by Mike; seconded by Laura to approve the minutes of the November 16, 2017 board meeting as written. Vote to approve the minutes; *3 yeas. Motion carries unanimously.*

Officers Reports:

- Pres. – Recommends ; 1) board consider establishing a 100' buffer for trees in green belt (Country Hollow side – bottom of the hill) 2) We need to decide which board member will hold the treasurer seat through the year. (*note: Tim is selected for this*) 3) Consider replacing the Southridge play set on 184th St Ct E because the reserve study suggests 2018 is the year (*note: we should look at it and decide – may not need to do this yet*) 4) We should update the appeals process document.

-- Also for the record – since a member asked, it should be noted that Phil Durben has missed 6 board meetings and the annual meeting over the last year.

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 Nov 10% (\$335,555.63 (172 of 1,776 homeowners) past due); Dec 9% (\$346,631.83 (164 of 1,776 homeowners) past due); Jan 8% (\$356,034.19 (145 of 1,776 homeowners) past due).

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

2) Violations:

A) Letters sent – Nov. – 178__ Jan - 86

- 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, then the specified collection report is sent around the board meeting for more detail. Questions? just email me.

- 2016 Audit not yet complete there was a scheduling hold up and 2016/2017 will be done same time.
- Reserve Study is complete and posted (*would board like a link to it on the website?*)

4) Maintenance:

A). Insurance recommending some possible extra signage on gates (posted website under gates page a few months ago with instructions and safety precautions (ONE CAR PER OPEN/CLOSE CYCLE ONLY!))

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- Gates –
 - pedestrian gates (plan includes different type hinges and magnetic holders to keep gates closed Approx \$1100 per gate) **UPDATE: ordered one gate test... if not done now, will be any day – also going to try without magnets – hinges should hold we'll all monitor**
 - consider Premier new receivers and remotes (@ \$6,000 will cover both gates)
- Play Chips – received 2nd bid recommend going with the first as it is much less

5) Misc.

A) Parking/Towing –

- Meeting tag with Deputy Brent Johnson who will assume this role. I have a goal to meet with him this month so he can get started!

Committee Reports:

1. Crime watch committee:

- None
- Officer advisor report: none

2. Budget Committee:

- No Report

3. Committee on Forest maint:

- No Report

4. ACC

- 1 requests reviewed (1 approved - 0 denied)

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

- None

Old Business:

- None

New Business:

- Board elects officers for 2018. Pres. Mike Morrey; VP Tim Ramsey; Sec. Laura Bailey; MAL Phil Durben.

Open Forum: Concerns raised – 1 homeowner asked about progress on the parking/curb paint situation in Brookfield. The Board stated that they are working on what they agreed to... however we have been quite busy with legal issues and have not been able to dedicate exclusive time to this. Continued patience with us is appreciated, and any potential work that may be done wouldn't be able to happen until spring.

Motion to adjourn to Executive Session: 8:20 PM.

(Exec starts 8:35 PM)

Recall regular meeting to order (out of Executive Session): 8:35 PM synopses of discussions and decisions made:

- Legal and collection matters discussed
- Violation matters discussed

Meeting Adjourned. 8:45 PM