

Minutes

SCHOA Board of Directors Regular Meeting

January 21, 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: 12 homeowners in attendance

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Motion passed to approve the minutes of the November 19, 2020 board meeting and the December 29, 2020 special board meeting as written.

Officers Reports:

- Vice President – Wright’s Logging is inspecting the walking trails in the green belt areas for hazardous trees near the trail.
- Secretary – No report
- MAL – No report
- President –
 - Mediation is still going on with certain homeowners in Grayhawk over green belt damage – 12 still pending and 4 counter claims. Next hearing is February 5, 2021.
 - We must report to membership that the association is being sued by a homeowner over a violation and board members present and past and their spouses are individually named.

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 now permitted as of August 2nd.
 - A) Delinquent Assessments;

Dec	14%	\$209,120	– 243 homeowners with balances
Jan	10%	\$187,585	– 171 homeowners with balances.

 - a. The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.
 - b. Payment arrangements have been made with several of these owners.
- 2) **Violations:**
 - A) Letters sent – Dec/Jan: 61
 - a. Towing/ Parking/Inoperable Vehicle - 32
 - b. Debris/Refuse - 10
 - c. Owners Maintenance - 17
 - d. Trailers / Rec. Vehicle/Boats - 0
 - e. Other - 2

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- 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.
- 4) **Maintenance**:
 - A) **Work in Progress**:
 - a. Repairing the surfaces of all the tennis and basketball courts and reconfigure one of the tennis courts into 2 pickle ball.
 - i. Surfaces are all repaired. Need to complete the painting and striping when the weather permits, most likely in March.
 - b. Repairing the Hillsboro gate on Silver Creek Ave E.
 - i. Guardian Gates is troubleshooting the problem some gate remotes are working while others are not.
 - c. Broken/ Missing street sign in Country Hollow at 94th Ave Ct E and 186th St Ct E is being replaced.
 - B) **Work Completed**
 - a. Replaced missing street sign and stop sign at Country Hollow Dr & Gem Heights Dr.
 - 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 is completing this project.
 - d. W/O #31 – Wright’s Logging is inspecting all the green belt trail areas for hazardous trees near the walking trails after the recent windstorm.
 - 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. Obtaining bid from contractor to perform the work. Meeting onsite with Greentech Excavation on Friday to discuss the project.

Committee Reports:

1. Budget Committee:

- No report.

2. ACC

- Michael Morrey reported the number of requests has slowed down. As a reminder, fences and roofs that are being repaired to match the current existing style and color do not require ACC approval as they are considered maintenance.

3. Committee on Forest Maintenance:

- No report.

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4. Appeal Committee

- There were 4 appeals in December and no appeals to review this month.

5. Security:

- A homeless man was removed from the green belt behind Winco. There is a lot of debris that will need to be removed.
- Thank you for the community support for the Santa Patrol.

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:

- None

Motion to adjourn to Executive Session: 7:00 PM

Recall regular meeting to order (out of Executive Session): 7:40 PM synopses 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