

Minutes

SCHOA Board of Directors Regular Meeting

July 15, 2021
Call to Order: 6:40 PM

Meeting held via Zoom Online Video Meeting

Attendance:

Michael Morrey - President
Tim Ramsey – Vice President
Virginia Frazer – Treasurer

Wolfgang Riss – Secretary (absent)
Joshua McCoy-Redmond – MAL (absent)

Management Company Representative: Lorne Martin
Homeowners: 8 homeowners in attendance

Minutes:

Motion passed to approve the minutes of the June 17, 2021 board meeting as written.

Officers Reports:

- Vice President – No report
- Secretary – No report
- Treasurer – No report
- MAL – No report
- President – No report

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.

Collections: The Governor’s Proclamation 20-51 prohibiting the charging of interest and late fees has been rescinded effective July 25th. In addition, the legislature has passed a new law providing new requirements for Community Association’s when foreclosing on the Association’s liens for collections. Due to the new law, the minutes should state which lots the board authorizes foreclosure on. This only applies to foreclosures of the Association’s lien and not any other collection action.

1)

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| <u>A)</u> Delinquent Assessments; | June | 9% | \$153,115 – 163 homeowners with balances. |
| | July | 7% | \$127,877 – 118 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 since June Meeting: 432 (Southridge & Brookfield visits are on 7/15)

3) Financial: Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent prior to the board meeting for more detail.

4) Maintenance:

- A) Out for Bid:
 - a. Adding electricity to the sports court area for potential security camera and lighting.

Minutes

B) Current Bids:

- a. Country Hollow back gate operator repair/replacement.
 - i. Guardian Security provided an estimate to repair the damaged gate controller for a cost of \$2,761 or replacement would be approximately \$4,000. This is pending board approval.

C) Work Completed:

- a. Silver Pointe Condominium Shared Surface Water Calculations:
 - i. Huitt-Zolars has prepared a report on the percentage of surface water entering the Silver Creek storm system from Silver Pointe Condominiums. The report shows that 10.5% of the surface water that enters the Country Hollow ponds comes from the Silver Pointe Condominium property.

D) Open Work Orders:

- a. W/O #32 – Remodeling the clubhouse - new window shades scheduled to be installed on July 16th.
- b. W/O #34 – Estimate received to clean all mailboxes in Silver Creek at a cost of \$9,083. Pending board approval.
- c. W/O #37 – Premier Paving is scheduling the asphalt repairs to the road in Ashford.
- d. W/O #38 – Hire Green Effects to carry out the quoted work at the club house for replacing shrubs and installing new bark.

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

- a. Greentech Excavation has started the driveway portion of the Country Hollow wet pond liner project.
- b. GreenTech has agreed to perform the work required on the County's inspection report on a time and material basis as they will already be onsite with their equipment for the storm pond project.

Committee Reports:

1. Budget Committee:

- No report.

2. ACC

- No report.

3. Committee on Forest Maintenance:

- No report.

4. Appeal Committee

- No report.

5. Security:

- There has not been a lot going on. There was a man sleeping in the greenbelt trail area, but he has since left. The greenbelt area behind Winco has more garbage and needles off the edge of the hill that will need to be cleaned up.

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

- None.

Unfinished Business:

- None

Minutes

New Business:

- None

Open Forum:

A homeowner in Country Hollow discussed their violation fines and the circumstances that caused them due have to be stuck outside the country due to COVID-19.

A homeowner in Hillsboro requested that an exceptionally large tree branch which broke but is still attached to a tree at the common area entrance be removed from his property. The Board requested his approval in writing to permit access onto his property to remove the branch.

Motion to adjourn to Executive Session: 7:17 PM

Recall regular meeting to order (out of Executive Session): 7:55 PM synopses of decisions made:

- Discussion regarding pending legal matters.
- Collection actions approved regarding certain Lots as recommended by the attorney.

Meeting Adjourned. 8:00 PM