

# Minutes

SCHOA Board of Directors Regular Meeting

July 21, 2016

Call to Order: 6:30 PM

## Attendance:

Bob Schultz  
Michael Morrey  
Mario Sericolo  
Laura Bailey  
Phillip Durben  
Management Company Representative: Don Campbell

Homeowners in attendance: about a dozen homeowners in attendance (estimate)

The board (several months ago) changed the previous order of business so that members of the community are able to ask their questions and deliver their comments at the beginning of the meeting rather than at the end so they don't have to sit through the meeting and are able to leave after the member forum if they wish. (Of course they are always welcome to stay and observe if they so choose).

Open Forum: Several to observe; Fire Department Representative Luke Wahl spoke about how things are going in the area this summer and also presented the upcoming fire levy for voters to consider. A Brookfield owner expressed a desire to assist the board in possibly re-doing the new speed bumps that were installed in his area. (Joey) will look into some options regarding the design, poll the neighbors in his area, and present back to the board at a later meeting. A Grayhawk owner expressed his frustration with the tree and hillside issue. The board heard him out and informed him that the association's attorney has been corresponding with the attorney hired by the Gray Hawk owner's group and that they could really say no more about it at this time. He stated that he hoped that the differences could be worked out.

Minutes: 7:15 PM

Motion made by Phil; seconded by Bob to approve the minutes of the June 16, 2016 board meeting as written. Vote to approve the minutes as written; *5 yeas. Motion carries*

## Officers Reports:

o None

## Management Report:

- **Reports:** 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.
- **Collections report:** Delinquent Assessments-- June 14% (\$354,521) – July 11% (\$332,648 past due)  
*Another approx \$22,000 has been collected over the month with continued optimism for more to come in.*
- **Violation report:** Letters sent May 59—June 169 the violation synopsis report goes onto the website each month so that members can see that they "are not the only one receiving a letter".

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- **Maintenance:**

- A). Basketball court repairs – Metal backboards have been installed!
- B). Fence: replacement project complete
- C) Greenbelt cleanup (“homeless encampments”) DONE... continue to watch and re-clean
- D) Playground replacement in Country Hollow –discussion later this meeting
- E) Clubhouse lighting. – Repairs completed– (spots) bid requested for additional lighting
- F) Trees removed to eliminate camera image blocking

- **Misc.**

- A) Parking/Towing – board working to develop and update the procedures for enforcement
- B) Back area near Winco pond H.O complaint – graffiti (on personal fences), trash, etc. (we get this complaint occasionally – every time we do something about it i.e. repair the pond fence etc. it gets vandalized immediately again. Thoughts? Need to repair but how to stop

## Committee Reports:

### 1. Crime watch committee:

- Josh (committee chair) has made contact with FEMA and is asking to use the clubhouse for safety meeting over an approximate 6 week period. Bob makes motion to approve, Mario seconds; motion passes 4 yeas 1 abstain

### 2. Budget Committee:

- **No Report**

### 3. Community Events Committee:

- *Mike presents an offer from Sonia Rodriguez to chair this committee. Laura asks to discuss this in executive session before vote because there are circumstances that need to be discussed before this vote can be taken. Mike makes a motion to accept Sonia to fill the vacant chair; motion passes.*
- *Sonia introduces herself and presents her vision for the committee. This committee will continue similar to how it previously existed – for the homeowners in all neighborhoods to enjoy the community center*
- Silver Creek now owns a movie projector and screen for summer movies in the park. The committee will run these events.

### 4. ACC

- **No Report.**

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

- None.

## Old Business:

- Playground replacement in Country Hollow – board decides that the quote submitted (after it nearly doubled) was too much and has cancelled this previously authorized purchase.

## New Business:

- Bob proposes an update to the Appeals procedure policy document (as well as other policies – it’s time for some updating) and the board asks Laura (secretary) to draft these.
- Mike makes a suggestion that the phone number to the manager be removed from violation letters because a(as stated in the letters which go out) homeowners need to respond to those in writing (email) which will preserve the official business for the record. Board agrees and directs manager to remove the number.

## Motion to adjourn to Executive Session: 7:45 PM

## Recall regular meeting to order (out of Executive Session): 8:45 PM synopses of discussions and decisions made:

- Legal and collection matters discussed

## Meeting Adjourned. 8:55 PM