

Minutes

SCHOA Board of Directors Regular Meeting

July 19, 2018

Call to Order: 6:30 PM

Attendance:

Michael Morrey

Laura Bailey

Tim Ramsey

Management Company Representative: Lorne Martin

Homeowners in attendance: 8 homeowners in attendance

Minutes:

Motion made by Time; seconded by Laura to approve the minutes of the June 21, 2018 board meeting as written. Vote to approve the minutes; 3 yeas. *Motion carries unanimously.*

Officers Reports:

- President –
- Secretary –none
- Treasurer – none

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; June 11% (\$374,545.94 (189 homeowners past due); July 9% (\$368,535.21 (154 homeowners past due);

- a. This takes into account only the ‘first half’ pmt being past due after the 31st of January; the 2nd half is late after July 30th.
- b. 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. has collected on many accounts and continues to work on others.

- a. 2 Large balances paid so far this month totaled \$27K

2) Violations:

A) Letters sent – June – 314 (274 for landscaping); July -169

- 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, and then the specified collection report is sent around the board meeting for more detail.

- a. Need Board input/approval on 2016/2017 Audit draft report. Once approved the Auditor will finalize the report

4) Maintenance:

A) Current Bids:

- a.

B) Work in Progress:

- a. Street light repairs in Country Hollow (Repair Works)
- b. Street sign replacement in Hillsboro (vandalism)

C) Work Completed

- a. Seal Coating Project:

i. Grayhawk was completed 6/26 – 6/27

ii. Brookfield was completed 7/9 – 7/17

- b. Replacement of door entry system at Clubhouse (today)

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- c. HVAC Service at Clubhouse
 - D) Out for Bid:
 - a. Tree removal and sidewalk repair at Grayhawk entrance
 - b. Sidewalk repairs in Premier / Grayhawk (meeting with Precision Concrete Cutting tomorrow)
 - c. Brookfield playground repairs – waiting for bid from contractor.
 - d. Fence repairs in Southridge & Hillsboro (repairing vandalism)
 - e. Tree removal at Highlands (dead pine / verbal estimate \$500)
 - E) Ponds – Cleanup now three times a year.
 - a. The final inspection for GH and PR final 2 outstanding items for Storm water Credit are scheduled for July 26... All items must pass or these will be removed from the program.
 - b. May 7th County was out for its pond inspections. We received their reports June 25th requiring work to be done in Country Hollow, Hillsboro & Ashford by October 1st. Will discuss with County Rep at July 26th inspection.
- 5) Misc.

Committee Reports:

1. Crime watch committee:
 - o None
 - o Officer (advisor) report: No major problems this 4th of July. It's been quiet this last month.
2. Budget Committee:
 - o No Report
3. Committee on Forest maint:
 - o No Report
4. Appeal Committee
 - o One Appeal was held Wednesday 7/18/18. The committee will present to the board their recommendation during the executive session.
5. ACC
 - o Several requests approved for painting;
 - o Reminder: Please be sure submission packages are complete before submitting them for approval. Missing information causes delays in the approval process.

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

- None

Old Business:

- 2016/2017 Financial Audit
 - o Board is reviewing the draft audit. Auditor noted funds over \$250K in the Operating Savings account are not insured by FDIC. Board discussed transferring funds to separate accounts in order to retain FDIC coverage.

New Business:

- Dog Waste Stations
 - o The Board requested an estimate to install new dog waste station at the clubhouse and to replace one in Highlands. There is also one off Gem Heights Dr that needs to be repaired.

Open Forum: Questions/Concerns included:

- Question was raised regarding the size of the speed bumps that were installed in Brookfield a few years ago and asked if they may be shaved down.
- Request to install speed bumps in Country Hollow along Country Hollow Dr. due to speeding vehicles on that road.

Motion to adjourn to Executive Session: 7:15 PM.

(Exec starts 7:20 PM)

Recall regular meeting to order (out of Executive Session): 8:00 PM synopses of decisions made:

- o Legal and collection matters discussed.

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- Board approved the recommendations of the attorney on collection matters. One home in Hillsboro will be scheduled for Sheriff's sale.
- **Violation matters discussed**
 - Board approved Appeal Committee recommendation on appeal held tonight to reduce the fine with the condition that if the violation occurs again it will be reissued along with the next fine of \$500.
- **No other decisions made**

Meeting Adjourned. 8:17 PM