

# Minutes

SCHOA Board of Directors Regular Meeting

June 17, 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

Management Company Representative: Lorne Martin  
Homeowners: 7 homeowners in attendance

## Minutes:

Motion passed to approve the minutes of the May 20, 2021 board meeting as written.

## Officers Reports:

- Vice President – No report
- Secretary – No report
- Treasurer – No report
- MAL – No report.
- President – Mitigation continues with some of the Grayhawk owners. There will be more food trucks at the clubhouse this summer. We should add the dates to the community calendar on the website.

**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.**

<u>A)</u> Delinquent Assessments;	May 13%	\$194,124 – 230 homeowners with balances.
	June 9%	\$153,115 – 163 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 May Meeting: 611

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

4) **Maintenance:**

A) Out for Bid:

- a. Country Hollow Storm System Maintenance.
  - i. Requested a proposal from Green Effects to perform the work they can on the County’s inspection report.

B) Work in Progress:

- a. Silver Pointe Condominium Shared Surface Water Calculations:

## Minutes

- i. Huitt-Zolars is preparing a report on the percentage of surface water entering the Silver Creek storm system from Silver Pointe Condominiums.
- C) Open Work Orders:
  - a. W/O #32 – Remodeling the clubhouse - new window shades are ordered and should be installed in 2-3 weeks.
  - b. W/O #34 – Solicit estimate to clean all mailboxes in Silver Creek.
  - c. W/O #36 – Sports court resurfacing/ restriping courts. Extend the court painting out to fence line. Stripe tennis court to be usable for tennis or pickleball.
    - i. This work is completed, and the sport courts are reopened. The Board approved the payment of the invoice for this project.
- D) 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.

### **Committee Reports:**

1. **Budget Committee:**
  - o No report.
2. **ACC**
  - o The committee is busy with requests this time of year. When submitting a request, please add as much detail as possible to limit the chance of it being delayed for additional information needed.
3. **Committee on Forest Maintenance:**
  - o No report.
4. **Appeal Committee**
  - o Five appeals were reviewed, and recommendations will be sent to the Board.
5. **Security:**
  - o No report.

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

- o None.

### **Unfinished Business:**

- None

### **New Business:**

- None

### **Open Forum:**

A resident in Country Hollow discussed concerns about the CC&R's being equally enforced to all homeowners.

### **Motion to adjourn to Executive Session: 7:20 PM**

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

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

### **Meeting Adjourned. 8:00 PM**