

Minutes

SCHOA

March 21, 2012

Call to Order: 6:30 PM

Attendance:

Board Members: Lavern (Pete) Peterson, Norm Lawlis, Pete Newcomb, Nichole Weber, Bob Schultz

Membership attendance: 2 homeowners and 1 builder/lot owner

Board member Reports:

No Board member reports at this time.

Announcement that officer's positions for the balance of this term are as follows: President; Bob Schultz, VP; Lavern Peterson, Secretary; Norm Lawlis, Treasurer; Nichole Weber, Member at large; Pete Newcomb.

Bob requests a change the agenda order to allow for members of the community to raise any of the questions that they have at this time rather than at the end so they don't have to sit through the meeting and present whatever it is that they want to present to the board. Members are of course welcome to stay but if they wish to leave after the member forum they will have that freedom. All board members agree.

Bob continues; Transparency of votes; "I'd like to see full disclosure in the minutes - all votes will disclose how each Board member votes. If a board member votes affirmative or negative it will be shown in the record. All board members agree.

Open Forum:

Anne Knoben: requesting to talk about the pocket park in Southridge. Bob explains that this item is actually on the agenda and asks Anne if she can wait for that portion of the meeting. Anne agrees.

Dick Johnson, NWA Homes property management. Issue with some fines on the property. Was instructed by JC-Higgins and Associates to attend this board meeting to try and reschedule his appeal.

Bob explains that the appeals committee is meeting the following Tuesday on the 28th and it would be perfectly okay for him to attend that meeting. Manager is asked to notify (remind) him via email of the date and time.

Alan Finley Country Hollow homeowner asked about submitting proposals to the board. Board suggested he send an e-mail with everything he's proposing to the board.

Minutes:

Motion to approve the minutes from the last meeting; unanimously approved.

Management Report:

Fence update: Brian is staining and this will be the last step. Discussion was held about Premier detention pond's fencing; board agreed to e-mail each other with possible further discussion at next board meeting.

Ball field update: There is no police report. The officer, Schneider, said that if we had any problem collecting from the violator who drove his car on the fields to get a hold of him and he will get it taken care of. We sent a letter and the bill to the homeowner.

Old Business:

Anne Knoben informs the board that there is extra debris in the common area from a single home owner that is not theirs. She then states that they want to correct the drainage problems and have a chain link fence installed along 86th.

Questions been called for offsetting dues and compensation to fix the drainage in the park; denied.

Norm makes a motion to approve building a 6 foot high chain link fence.

Lavern wants to amend the motion and have her go through the Architectural Control Committee (ACC) to have the fence approved. The ACC would get a recommendation from the board that the fence is approved.

Motion to approve one and two of Thundering Oaks tree removing line one & two and table line three; approved.

New Business:

Board makes a motion to accept volunteer from Grayhawk on appeals committee; approved. Norm will do the notification. Motion to approve small change in appeals committee rules; tabled.

Bob proposes to look into chain link fencing for Premier in the back by the detention pond. Pete and Norm have been appointed and briefly agree to come back to the board with a recommendation.

Discussion was held about an area of asphalt in Premier that appears to have had a possible underground water leak. It was determined that there is no water leak and there is no hazard.

Motion to authorize the management company to have Green Effects go in and fix ruts on the end of the Highlands and Grayhawk; approved.

Motion to go back to original programming of the gates in Hillsboro & Country Hollow during high traffic times (6am to 7pm Monday through Friday); approved unanimously.

Meeting Adjourned. 8:40 PM

Executive session:

Discussion about Blue Sky proposition and other solicitations.

Allegra Klett and Charles Wilson appeals discussed. The trailer is used for a business. Motion to let all fines stand; approved. Bob, Pete, and Lavern vote Yeah. Nichole & Norm abstain

Danny John is discussed. Don mentions that Danny John threatens our parking enforcement and continues to park on the streets. Motion to take legal action and foreclose on the lien on Danny John; approved unanimously. Motion that all illegal parking at Danny John's residence be towed immediately; approved unanimously.

Don was given approval to make and charge for new director books that were not returned by the previous board.

Meeting Adjourned. 9:15 PM