

Minutes

SCHOA Board of Directors Regular Meeting

March 18, 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 (arrived during the open forum portion of meeting)

Management Company Representative: Lorne Martin

Homeowners: 14 homeowners in attendance

Minutes:

Motion passed to approve the minutes of the February 18, 2021 board meeting and February 22, 2021 special board meeting as written.

Officers Reports:

- Vice President – No report
- Secretary – No report
- Treasurer – No report
- MAL – No report.
- President –
 - The abandoned house in Grayhawk has been sold at foreclosure auction by the lender to a new buyer. We need to reach out to the new owner regarding their plans for the property.
 - Spoke with the manager of Winco and emailed Winco's loss prevention regarding the possibility of installing a fence on their property at the top of the hill to prevent access into the greenbelt. There was a report that someone was shooting a gun in the greenbelt. This was reported to the PC Sheriff Department.

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. Violation Fines are permitted as of August 2nd.**

A) Delinquent Assessments; Feb 29% \$302,085 – 520 homeowners with balances.
 Mar 23% \$261,135 – 414 homeowners with balances.

- a. The first half assessment is now delinquent.
- b. The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.
- c. Payment arrangements have been made with several of these owners.

2) Violations:

A) Letters sent since February Meeting: 85 + 57 parking tickets / stickers.

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.

Minutes

4) Maintenance:

A) Current Maintenance Bids:

- a. Repair 10 pet waste stations throughout the community. JCHA \$1,520 parts + \$70/hr labor.

B) Work in Progress:

- a. Replacing a broken window at the clubhouse.
- b. Sport Court resurfacing/restripping will be completed as the weather warms up. Hopefully by the end of April.
- c. Replace missing stop sign and street sign at the entrance to Brookfield at 97th Ave E and Gem Heights Dr.
- d. Repairs to emergency knock box gate access boxes at Country Hollow clubhouse gate, back gate and Hillsboro gates due to vandalism.

C) Work Completed

- a. Replaced missing street signs in Country Hollow at 186th St Ct E & 94th Av Ct E.
- b. Replaced 3 broken mailbox clusters in Brookfield.
- c. Repaired the irrigation system at the north gray hawk entrance.
- d. Hillsboro Eastwood Dr gate has been repaired and is in working order.

D) Work Orders

- a. W/O #32 – Remodeling the clubhouse. Interior painting, replacing the flooring.
- b. W/O #34 – Solicit estimate to clean all mailboxes in Silver Creek.

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

- a. Engineering plans are completed for repairing wet pond liners. Greentech Excavation has provided a proposal of \$312,450 for the project with an optional \$28,450 Concrete Driveway Access to Wet Pond Cell 1.
 - i. Wolfgang Riss motioned to approve the proposal including the optional concrete driveway access. Virginia Frazer seconded the motion. Motion was unanimously approved.

Committee Reports:

1. Budget Committee:

- No report.

2. ACC

- No report.

3. Committee on Forest Maintenance:

- No report.

4. Appeal Committee

- There was one appeal to review this month. The committee's recommendation will be forwarded to the Board.

5. Security:

Minutes

- No report.

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

- None.

Unfinished Business:

- None

New Business:

- None

Open Forum:

Questions/Concerns included:

- A request to install a light at the Hillsboro main entry gate.
- Report that the Country Hollow clubhouse side gate is not working.

Motion to adjourn to Executive Session: 7:05 PM

Recall regular meeting to order (out of Executive Session): 7:40 PM synopsis of decisions made:

- Discussion regarding pending legal matters.

Meeting Adjourned. 7:45 PM