

# Minutes

SCHOA Board of Directors Regular Meeting

March 15, 2017

Call to Order: 6:30 PM

## **Attendance:**

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

**Homeowners in attendance:** 4 homeowner in attendance

The board (some time 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:** one owner one commented that she noticed some areas of the trails flooding and asked if perhaps some new gravel could be added (board comments that is being planned for this year as possible - rest were there to observe the meeting;

**Minutes:** 6:34 PM

Motion made by Phil; seconded by Bob to approve the minutes of the February 16, 2017 board meeting as written. Vote to approve the minutes as written; *4 yeas. Motion carries*

## **Officers Reports:**

- 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.

- **Collections report:** Delinquent Assessments Feb. 31% (\$563,155.37 past due); March. 22% (\$392,353.19 past due)
  - As expected the numbers of delinquencies (and dollars past due) increased in February as usual because as of 1/31 any first half remaining unpaid balances show delinquent - these numbers will work their way down as they do each year.
  - (No report from collections attorney this month as they are in process of hiring new paralegal)
- **Violation report:** Letters sent February – 35 – March - 25 (Also letter going to all HB and CH lot owners (same as BF got last year) - landscape and house maintenance reminder letter)
  - Letters as ordered by board are all in process sent out as they are received
- **Maintenance:**
  - County required repairs to all storm ponds are still ongoing and will be into the summer months.
  - Gates: Gates: ongoing intermittent issues are being looked into as they come in – should be in good shape now for awhile.
  - Lighting. – Parking lot lights are installed looking good!

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- the clubhouse “side” little flood light fixtures only have motion detectors cannot go “on at dusk” but he did readjust to most sensitive and to stay on for longest time available - once tripped
- Streetlights - full checkup done several lights replaced
- Monuments cleaned – looking for new brick mason as Schreiner retired – need repairs bids
- Bids submitted for approval:
  - Road seal coating -Prelim. For oldest neighborhoods (AF, PR, GH) – awaiting another proposal
  - Playground for CH (Rainbow)
- **Misc:**
  - Dog “Off Leash” aggression incident in CH yesterday. We are sending a letter to the homeowner informing them that the association is requiring their tenant to get rid of the dog... advised the “victim” to contact animal control for actual enforcement.
  - Parking/Towing – working on the signage plan for Brookfield (curb painting)
  - Still no reply from (email Dec 13) Paul Barber at county regarding blocking off the street from Silver Point into Brookfield. Emailed again today.

## **Committee Reports:**

### **1. Crime watch committee:**

- **None**
- Officer report: none

### **2. Budget Committee:**

- **No Report**

### **3. Special Committee on Common Area Forest issues:**

- *The forest management specialist –made his initial site visit Follow up report coming soon after the committee has a little more time to review.*

### **4. ACC**

- Starting to pick up for Spring/Summer. Apps being handled as they come in.

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

- None.

## **Old Business:**

- Replace little CH play set – and remove the old one (Rainbow bid submitted by manager) Motion by Bob to purchase “design 1A from the bid”. Seconded by Phil and approved
- Order the sign for the park (Board to send manager the final verbiage)

## **New Business:**

- Laura asks for review of responsibility for Sterling Ridge Mailbox repairs as well as its monument sign maintenance.
  - Bob and Phil note that the CC&R’s already define that responsibility to the master association. Section 10.8 of the master CCR assigns it to Silver Creek for all neighborhoods.

## **Motion to adjourn to Executive Session: 7:55 PM**

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

- Legal and collection matters discussed
- Violation matters discussed

## **Meeting Adjourned. 8:55 PM**