

Minutes

SCHOA

May 19, 2016

Call to Order: 6:30 PM

Attendance:

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

Homeowners in attendance: 2

The board (several months 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: 1 to observe; 1 asked about setting up an official "military support group"

Minutes: 6:45 PM

Motion made by Phil; seconded by Laura to approve the minutes of the April 21, 2016 board meeting as written. Vote to approve the April minutes; 5 yeas. *Motion carries*

Officers Reports:

- o Treasurer - .Bob has been working on expense and reserve items in preparation of starting the 2017 budget work.

Management Report:

- **Reports:** 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 April. 21% (\$406,110) – May 18% (\$376,835 past due). *Another approx \$29,000 has been collected over the month with continued optimism for more to come in.*
- **Violation report:** Letters sent: March – 13, April – 130 -- the violation synopsis report goes onto the website each month so that members can see that they "are not the only one receiving a letter".

Minutes

- **Misc.**
 - **No further report**

Committee Reports:

1. **Crime watch committee:**
 - Deputy Pecheos Again searched the hillside common area for reported homeless & camps and found no one out there.
2. **Budget Committee:**
 - **No Report**
3. **Community Events Committee:**
 - **No Report.**
4. **ACC**
 - **No Report.**

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

- None.

Old Business:

- Basketball Courts – still searching for the best material and trying to finalize the plans and commence the work for replacing the equipment – using the correct stuff should keep the vandalism away. Board appreciates everyone’s patience with this situation.
- Security Cameras - Comcast work is done and new camera system will be operational by the next board meeting. The coverage area is much greater and will be clearer than the old system thereby hopefully curbing some of the vandalism that has transpired – or at least being able to provide some evidence for the Sherriff if anything happens.

New Business:

- Boulevard Tree Replacement bids are in. Motion by Bob second by Phil to accept Green effects replacement of certain trees that have been removed from the Blvd areas over time. Cost is approximately \$8 per tree. Project to commence ASAP. *5 yeas. Motion carries*
- Boulevard Fence maintenance: Mike makes a motion seconded by Mario to clarify the responsibility of future fence maintenance. The Declaration has always been clear that the board MAY choose to maintain some of the fences (lining the boulevard) shared with homeowner lots. Board wants to clarify at this time that from this point forward (once the “final sections” that were scheduled several years ago for replacement are finished – these are in progress now –) are complete... All fence maintenance that is not bordering ONLY common areas without homeowner lots on the other side; will be the full responsibility of the homeowner. i.e. no more homeowner fences will be maintained by HOA funds. *4 Yeas, 1 Nea Motion carries* **Motion to adjourn to Executive Session:** 7:25 PM

Recall regular meeting to order (out of Executive Session): 8:25 PM synopses of discussions and decisions made:

- Legal and collection matters discussed

Meeting Adjourned. 8:30 PM