

Minutes

SCHOA Board of Directors Regular Meeting

May 16, 2019

Call to Order: 6:30 PM

Attendance:

Michael Morrey - President

Tim Ramsey – Vice President

Robert Schultz – Treasurer

Stephen Santana – Secretary (absent)

Wolfgang Riss - MAL

Management Company Representative: Lorne Martin

Homeowners: 1 homeowner in attendance

Minutes:

Motion made and seconded to approve the minutes of April 18, 2019 board meeting as written.

Vote to approve the minutes; *Motion carries.*

Officers Reports:

- Treasurer - No report.
- Vice President – No report
- Secretary – No report
- MAL –
 - Wolfgang Riss had the proposed camera system specs reviewed by a homeowner that specializes in IT services and he believes it looks like a good system. We are waiting for the cost of the recommended poles the cameras would be mounted on.
- President –
 - After reviewing the Forestry Report, a letter from SC HOA attorney, with report, was sent to Grayhawk Owners attorney. The response was a request for mediation and the HOA has agreed to meet.
 - Met with the Pierce County Councilman Dave Morrell to discuss the storm pond credits. His office is review the issue.
 - Fence repair is needed off 89th Ave Ct E at dead end adjacent to storm pond.- **Motion passed to make the repairs using metal posts for the panels.**
 - Meeting with Reverie developer on Monday at 1:00pm to talk about the fence plans for the Premier and Ashford.

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.

1) Collections:

A) Delinquent Assessments; April 18% (\$435,036.46 - 321 homeowners past due);

May 13% (\$384,964.19 - 235 homeowners past due);

a. Payment arrangements have been made with several of these owners.

2) Violations:

A) Letters sent – April: 84 May: 248

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) Out for Bid:

- a. Installation of speed bumps on Country Hollow Dr. & repairing asphalt damages in Country Hollow prior to the seal coat in July.

B) Current Bids:

- a. Adding irrigation system to common areas in Hillsboro & Country Hollow; Quote from Rainier View Water is \$2,404.04 per meter. Green Effects quote to install irrigation systems, tilling lawns, new topsoil, grass seed, fertilizer & peat moss (CH \$7,018.15 & HB \$9,786.72) – **Motion passed to accept the proposals.**
- b. Backfill the hole at the hillside behind Winco – Green Effects (\$2,500 +tax if they can get access with the equipment. \$4,250 +tax if by hand). – **Motion passed to accept the proposal.**
- c. Parking/Security Patrols – Security Services NW \$55.00/hr minimum 8 hrs per night, 3 nights per week would be \$1,320 per week. - **Board requested additional bids. Management will reach out to Securitas and Pierce County Security.**

C) Work in Progress:

- a. Gate Keypad Access Replacement – Country Hollow & Grayhawk
 - i. Country Hollow & Grayhawk gate keypad replacement to allow remote access for programming gate codes. The existing remotes will work with new system per Sutherland. – Scheduled for June 1, 2019
- b. Change all light fixtures in clubhouse to LED. Scheduled for next week. Will repair Brookfield street lights at the same time.
- c. Replace parking lot lights at clubhouse with LED heads –Parts are on backorder.
- d. Install magnets on all the 11 remaining gates similar to the Country Hollow back gate.
- e. Replace the play set at Southridge –Scheduled for June 5th.

D) Work Completed

- a. Replace 2 trees damaged by snow in Country Hollow

E) Ponds – Cleanup now three times a year.

- a. May 7th County performed pond inspections. We received their reports June 25th requiring work to be done in Country Hollow, Hillsboro & Ashford by October 1st. Met with new Storm Water Dept Manager regarding wet ponds in CH. County is requiring ponds to be repaired to hold water per the original design.
 - i. Received one bid for Geo Tech inspection from AGES engineering to determine if there is a liner and if so, why it's not working (\$2,800). Waiting for bid from AESI. AESI & AHBL are working on our bid.

5) Misc.

- a. The seal coating project is tentatively scheduled to start Mon July 8th in Country Hollow and in Southridge on Mon July 29th.
- b. Website update draft ready for Board review and recommendations.

Committee Reports:

1. Crime Watch Committee:

- o The abandoned home in Grayhawk has been boarded up the again as there has been more recent activity in the house.

Minutes

- There was a vehicle driving through the community with a yellow flashing light in the early morning. It is believed it may be the paper delivery person.
- 2. **Budget Committee:**
 - No report.
- 3. **Committee on Forest Maint:**
 - No report.
- 4. **Appeal Committee**
 - Wolfgang reported there were 5 appeals on Wednesday. The committee's recommendations were forwarded to the Board via email prior to the meeting. Motion passed to approve the committee's recommendations.
- 5. **ACC**
 - Busy this time of year. Still many incomplete requests that have to be returned until properly filled out. ACC can't approve incomplete or vague requests.
 - Driveway expansions are limited in size. A homeowner will not get a request approved that is excessive in size and not exposed aggregate concrete. No Quick-Crete is allowed.

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

- None

Unfinished Business:

- Landscape Contract – Motion passed to accept revised contract with Green Effects for 5 year term including a 3% increase in the 4th year.
- Storm Pond Maintenance
 - Estimate received from Green Effects to perform cutting the vegetation in the storm ponds. Motion passed to hold on this for now and perform the cutting twice a year in June and October.
- Street Light Repairs
 - Repair Works completed the repairs to all the street lights in Country Hollow. There is a question as to whether the lights were repaired in Brookfield as requested. Management will follow up on this.

New Business:

- None.

Open Forum: Questions/Concerns included:

- None.

Motion to adjourn to Executive Session: 7:30 PM

(Exec starts 8:40 PM)

Recall regular meeting to order (out of Executive Session): 8:50 PM synopses of decisions made:

- **Legal and collection matters discussed.**
 - Board approved the recommendations of the attorney on collection matters.
- **No other decisions made**

Meeting Adjourned. 9:00 PM

Minutes

Tabled Items for Future Discussion

- Enforcement Procedure Revision
 - Fines for vandalism added to policy
- Drone Policy
 - Robert Schultz is researching this item further.