

Minutes

SCHOA Board of Directors Regular Meeting

November 17, 2016

Call to Order: 6:30 PM

Attendance:

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

Homeowners in attendance: 1 homeowner in attendance

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 homeowner stated they were simply there to observe the meeting;

Minutes: 6:40 PM

Motion made by Bob; seconded by Laura to approve the minutes of the October 20, 2016 board meeting as written. Vote to approve the minutes as written; *3 yeas. Motion carries*

Officers Reports:

- Treas. –
 - Collections - are improving; while we have a lot of work still to do, we are gaining on delinquent collections at a nice pace!
 - Budget - \$5 increase – these funds are needed to have a Forest Maintenance Plan (which will need county approval) for all three “forested common area parks”. These forests hold up areas that have been designated slide hazard areas by the county. The forest maint. plan will need to be funded through future budgets – determined at a later date after we receive the plan and it is approved.

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 Assessment Oct.–14% (\$349,173.10 past due) Nov. 11% (\$340,002.82)
 - *Approx \$ \$9,100.00 was collected over the month*
- **Violation report:** Letters sent September - 146 - October – 226. The violation synopsis goes onto the website each month so that members can see that they "are *not the only one receiving a letter*". An adjustment was made to the past few reports adding in parking violation notices (on the synapses).

November 17, 2016

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- **Maintenance:**
 - Fence: stain – CH & BF completed. HB completed. Project done and homeowners have been warned that they are now responsible. Maybe a website posting as a follow up to make sure that everyone in the HOA knows that fact.
 - Clubhouse lighting. – Southend Electric to add additional lighting for camera function outside and inside the clubhouse area. Motion to approve Bob, second Mike. Motion carries 3 yeas.
- **Misc:**
 - Parking/Towing – board with mgr assistance will be working heavily over the next few weeks and months to finalize a plan for Brookfield – and the rest of HOA
 - *ANNUAL MEETING – December 15th at Carson. All notices are scheduled to go out as prescribed in the by-laws (mailing Next week)*

Committee Reports:

1. Crime watch committee:

- None
- Officer report: Shane stated that he had an abandoned vehicle towed away

2. Budget Committee:

- No Report

3. Community Events Committee:

- *No committee in place at this time*

4. ACC

- Requests are decreasing

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

- None.

Old Business:

- None.

New Business:

- None.

Meeting Adjourned. 7:00 PM