

Minutes

SCHOA

November 19, 2015

Call to Order: 6:30 PM

Attendance:

Bob Schultz
Michael Morrey
Tim Ramsey
Mario Sericolo
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:

*Homeowners in attendance stated that they were there to observe only

Minutes: 6:35 PM

Motion made by Tim; seconded by Mike to approve the minutes of the October 15, 2015 board meeting as written. Vote to approve the October minutes; 4 yeas.

Committee Reports:

1. **Crime watch committee:**
 - o No Report

2. **Budget Committee:**
 - o Bob finished the budget. Board approved the summary and it has been sent to mgr. for publication and mailing to the membership for ratification vote.

3. **Community Events Committee:**
 - o Holiday Event Dates are posted on the SC Website..

Officers Reports:

- o None

Management Report:

- Violation, Collection and other reports 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 at the meeting.

- **Collections report:** Delinquent Assessments down from Oct. 17% (\$373,000 past due) Nov. 15% (approx. approx.\$355,000 past due) to Approximately \$18,000 collected in the last month.

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- **Violation report:** Sept. 236, Oct.150 letters sent -- 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".
- Pond Maintenance – Green Effects is working on pond maintenance now and Aadvanced Septic will make any repairs to the ponds as required by County once GE has completed their clean up.
- Final perimeter fence replacement bids are in process.
- Receiver at Premier back gate: Bob will capture codes and have Larry make this operational soon.
- Updated Board on Election process. The By-Laws outline procedures for the mail in ballot election of board members. This is in process now. Update of progress at next meeting.

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

- None.

Old Business:

- Streetlight issues: Should be completed by next meeting Mgr will follow up and report.
- Brookfield Monument – ordered and will plan to install next week

New Business:

- None.

Motion to adjourn to Executive Session: 6:55 PM

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

- Legal and collection matters discussed

Meeting Adjourned. 7:45 PM