

Minutes

SCHOA Board of Directors Regular Meeting

November 18, 2021
Call to Order: 6:30 PM

Meeting held via Zoom Online Video Meeting

Attendance:

Michael Morrey - President
Virginia Frazer – Treasurer
Wolfgang Riss – Secretary
Joshua McCoy-Redmond – MAL

Tim Ramsey – Vice President (absent)

Management Company Representative: Lorne Martin
Homeowners: 8 homeowners in attendance

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Motion passed to approve the minutes of the July 15, 2021, board meeting as written.

Officers Reports:

- Vice President – No report
- Secretary – No report
- Treasurer – The 2022 budget has been completed. A Question & Answer meeting to discuss any questions on the proposed budget will be setup.
- MAL – No report
- President – To better help membership with questions, from the January 2022 meeting forward, membership will be required to send a question or issue to be added to the agenda at least 10 days before the meeting. Board members additions to agenda may be added prior to or at the meeting. Board President, Secretary and or management company will try to post the agenda on website, the Monday before the meeting.

Management Report: Violation, Collection, Financial and other reports 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;
- | | | |
|-----|-----|-------------------------------------------|
| Oct | 18% | \$175,614 – 323 homeowners with balances. |
| Nov | 15% | \$160,211 – 272 homeowners with balances. |
- a. The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.
 - b. Payment arrangements have been made with several of these owners.

2) Violations:

A) Letters sent since October meeting: 87

3) Financial: Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent prior to the board meeting for more detail.

4) Maintenance:

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- A) Out for Bid:
- B) Current Bids:
 - a. Country Hollow back gate operator repair/replacement.
 - i. Guardian Security supplied an estimate to repair the damaged gate controller for a cost of \$2,761 or replacement would be approximately \$4,000. This is pending board approval.
 - b. Survey Hillsboro Storm Pond / Fence Line
 - i. The Board approved the proposal from Apex Engineering to survey the east side property line of Hillsboro storm pond.
 - c. Missing Bollards
 - i. There are 3 Missing yellow bollards from the storm pond access roads.
 - ii. Green Effects proposes to install two wood posts set in concrete with one hook on each with a chain across with combination locks that way only the personnel that have the combination to the lock can access the area.
- C) Work in Progress:
 - a. Highlands mailbox replacement.
 - i. Two (2) mailboxes were vandalized in Highlands and are being replaced.
 - 1. The Board approved buying 2 additional mailboxes to have in storage.
 - b. Tow Company Sign Replacements.
 - i. The Puyallup Towing signs are fading and in poor condition. We have asked Puyallup Towing to replace them throughout the community.
 - c. The stop sign at Country Hollow Drive and Gem Heights Drive is missing again and being replaced.
- D) Work Completed:
 - a. Adding electricity to the sports court area for potential security camera and lighting.
 - b. Chain link fence behind WinCo was installed to prevent access into the green belt. The fire department and police department have the codes to gain access in case of emergency.
 - c. Several reported hazardous trees were cut down in the green belt and common areas.
 - d. Chain link fence in Country Hollow was repaired where the car hit it. The incident report has been requested to find the name of the vehicle owner so the cost may be billed back to them.
 - e. Sports Court has been cleaned from the bike tire and skateboard scuff marks.
 - f. There were nine (9) street signs that had been stolen/removed in Country Hollow and Hillsboro. These have all been replaced.
- E) Open Work Orders:
 - a. W/O #32 – Remodeling the clubhouse – final cleaning is complete and final staging decorating is in process.
 - b. W/O #34 – Clean all mailboxes in Silver Creek is completed.
 - c. W/O #37 – Asphalt repairs to the road in Ashford are complete.
 - d. W/O #38 – Replacing shrubs and installing new bark at the clubhouse is complete.
- F) Storm Systems – Pond Cleanup now 2 times a year.
 - a. Greentech Excavation has completed the Country Hollow wet pond liner project.
 - b. Greentech performed the work needed on the County’s inspection report.
 - c. All surface water credit applications have been sent and approved by the County.

Committee Reports:

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1. Budget Committee:

- No report.

2. ACC

- Requests have slowed down. There have been recent issues with requests for concrete work. The County has limits to the amount of concrete that can be installed on a property overall. Only a certain percentage of the property may be impervious (i.e., concrete).

3. Committee on Forest Maintenance:

- No report.

4. Appeal Committee

- The Appeal Committee is currently reviewing 6 appeals and will forward their recommendations to the Board.

5. Security:

- There was a report about a camp near the Country Hollow/Grayhawk Pond. It appeared to be cleared out when they looked in the area.
- Due to the current COVID policies in place at Pierce County Sherriff's Department, the Santa Patrol will be at the clubhouse this year on December 10th and 11th between 6pm – 8pm.

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

- None.

Unfinished Business:

- None

New Business:

- A 2022 Budget was adopted by the Board. The meeting notice, budget and ballot for the ratification of the budget will be mailed out to the homeowners for the membership meeting set for December 16, 2021, via Zoom.

Open Forum:

- A homeowner in Hillsboro asked if the Board would investigate adding more lighting at the main entrance to Hillsboro near the keypad. The area is very dark at night and there is a safety concern.
 - The Board will investigate options to add lighting.

Motion to adjourn to Executive Session: 7:10 PM

- Discuss litigation next steps on the Silver Creek vs. Mielcarek matter.
- Discuss Brown matter.
- Discuss Bennett matter.
- Discuss attorney recommendations on collection matters.

Recall regular meeting to order (out of Executive Session): 8:30 PM synopses of decisions made:

- Board approved filing a lawsuit for personal judgment and foreclosure decree against C. Russell for non-payment of assessments and fines.
- Other collection actions approved on certain Lots as recommended by the attorney.

Meeting Adjourned. 8:30 PM