

Minutes

SCHOA Board of Directors Regular Meeting

October 20, 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: 2 homeowners 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; 1 homeowner was there to discuss a personal matter with the board (in executive session).

Minutes: 7:15 PM

Motion made by Laura; seconded by Bob to approve the minutes of the September 15, 2016 board meeting as written. Vote to approve the minutes as written; 3 yeas. *Motion carries*

Officers Reports:

- **Treas.** – Budget draft almost complete – Bob will submit to board for approval after which the association will progress through the ratification process (mail in ballots) as prescribed in the by-laws. No increase is anticipated this year.
- **Sec.** – certain board policies are continuing through the drafting process. Will be presented in the next several months.

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 Sept. 16% (\$380,132.47 past due) Oct. –14% (\$349,173.10)
 - *Approx \$ \$31,000.00 was collected over the month*
- **Violation report:** Letters sent August – 113 – September – 105. The violation synopsis goes onto the website each month so that members can see that they "are *not the only one receiving a letter*".
- **Maintenance:**
 - A). Gate issues:

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1. Hillsboro West: Both Operators are being replaced
 2. Hillsboro East: Both Operators are being replaced
 3. Country Hollow gate by clubhouse – motor from one of the replaced HB operators will be installed into the operator with the dead motor which should fix that gate. In order to extend the life of the rest of the gates, parts removed (such as the HB operators) will be stored in HOA storage and will supply parts for other neighborhood gates (meaning the vast expense will be scattered further over the years).
 4. Premier front gate exit leaf was stuck closed –repaired today
- B). Fence: stain – CH & BF completed. HB in progress between storms and will be final HOA fence involvement where any homeowner lot is adjacent (per BOD decision made earlier this year).
- C) Clubhouse lighting. – Southend Electric to add additional lighting for camera function outside and inside the clubhouse area.

- **Misc.**

- A) 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
- B) *ANNUAL MEETING – scheduled for December 15th at Carson. All notices are scheduled to go out as prescribed in the by-laws.*

Committee Reports:

1. Crime watch committee:

- None
- Officer report: Shane was absent this evening and therefore no report.

2. Budget Committee:

- No Report

3. Community Events Committee:

- *Chair resigned- board would like to thank her for her contribution to the community.*

4. ACC

- Requests are decreasing

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

- None.

Old Business:

- None.

New Business:

- None.

Motion to adjourn to Executive Session: 6:45 PM

Recall regular meeting to order (out of Executive Session): 7:35 PM synopses of discussions and decisions made:

- Legal and collection matters discussed

Meeting Adjourned. 7:45 PM