

Minutes

SCHOA Board of Directors Regular Meeting

October 19, 2017

Scheduled Call to Order: 6:30 PM

Attendance:

Bob Schultz

Michael Morrey

Laura Bailey

Phillip Durben *absent*

Management Company Representative: Don Campbell

Homeowners in attendance: several homeowners in attendance

The board (some time 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: Concerns raised included - Brookfield Red Stripes again; (*homeowners asked to participate in a decision that they hope the board will make to change the parking controls that are currently in place. Board considering polling the homeowners after which they will consider whether or not to make any changes and what those would be. Homeowners would be informed and a process may be put n place to work through this after the beginning of the year*); streetlights out and reported, some trees blocking the light path; security patrols for Holiday Season; Forest Management Plan implementation (*when will trees be planted and plan followed?*); website appearance.

- *The board usually offers to get back to the homeowners who bring things up in these meetings (either through personal emails, website posting of general information; or requests member's assistance such as their ideas and suggestions, or solicits their help in resolving things in our community. (Note: decisions are not always made nor actions always taken regarding these comments either at meeting or afterward).*

Minutes: 8:00 PM

Motion made by Bob; seconded by Laura to approve the minutes of the July 20, 2017 board meeting as amended.

Vote to approve the minutes; 3 yeas. *Motion carries*

August minutes were discussed however no motion for approval. Manager asked to make some corrections and resubmit.

Officers Reports:

- Pres – Requested homeowner with specific issues to assist with verbiage adding ADA regulations into the parking policy

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. Board members are asked to let us know if they want paper copies.

1) Collections:

- A) Delinquent Assessments Sept 14 % (\$365,416.28 past due); Oct 11% (\$345,721.92 past due)
- B) delinquencies (and dollars past due) are working their way down as every year
- C) Switch to new collections in full swing and results forthcoming will establish quality reports soon

2) Violations:

- A) Letters sent – August – 507_ Sept. - 325_ Oct - 257
 - a. Letters ordered by board sent out as they are received and added to totals
 - b. Lots of landscape letters for August the heaviest month for them but all necessary

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- 3) Financial: Statements are emailed to board members by the 10th of each month for review, then the specified collection report is sent around the board meeting for more detail. Questions welcome just email me.
 - Audit currently in progress
 - Reserve Study almost complete
- 4) Maintenance:
 - A). County required repairs to all storm ponds are still ongoing – we are all on track to be ready for county insp. End of Oct for compliance continuation or reinstatement to the storm water credit program. Currently working with Winco for GH pond (their ‘extra’ water run-off) though communications slowed
 - B) Seal Coating update
 - Brookfield cracks were sealed – will help get through winter. Sealcoat scheduled 2018
 - C) Bids -
 - o Gates –
 - Bid for pedestrian gates (plan includes different type hinges and magnetic holders to keep gates closed Approx \$1100 per gate)
 - Premier new receivers and remotes (about \$6,000 will cover both gates)
 - Grayhawk someone crashed the center entrance gate and destroyed operator – needs replacing (no one has come forward with any info – in fact we only got one complaint an when asked for additional info got no reply. Bid forthcoming
- 5) Misc.
 - A) Parking/Towing –
 - Still need to fill position, if you know anyone let me know.

Committee Reports:

1. Crime watch committee:

- o None
- o Officer report: WE are our own best security. Get to know neighbors, keep everything locked etc. Not much activity in forests. Reminder: lock your doors, leave your front and back porch lights on and watch out for your neighbors. Lock your cars and leave NO valuables in them! If you have any crime issues, no matter how small, REPORT IT to the PC Sheriff.

2. Budget Committee:

- o No Report – continue working on draft to submit to board

3. Special Committee on Common Area Forest issues:

o

4. ACC

- o 6 requests reviewed and approved (1 denied)

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

- None.

Old Business:

- Motion by Bob to plant seedlings in the forest as agreed upon in forest maintenance guidelines. Reserve Expense of approx. \$8,000.00 second by Mike. Vote taken 3 yeas, motion passes unanimously.
- President establishes a committee to review SC forest management plan. (The Forest Conservation Committee consists of Georg Hawkes and Bob Schultz) it should have the plan (written by Galen Wright) reviewed by Pierce County Conservation Group.
- Board to provide Mgr copies of legal documents & forest management plan to post on website.

New Business:

- None

Motion to adjourn to Executive Session: NONE tonight.

Meeting Adjourned. 9:15 PM

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