

# Minutes

SCHOA

October 16, 2014

Call to Order: 6:30 PM

## **Attendance:**

Bob Schultz  
Michael Morrey  
Stephen Barndt  
Tim Ramsey – Absent Excused  
Mario Sericolo  
Management Company Representative — Don Campbell

## **Homeowners in attendance:** 9

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:**

Guests: 9 homeowners to observe. 1 expressed some concerns regarding parking and a perception of inconsistent enforcement – board and management explained that the parking and all other violations are enforced equally. There can be ‘timing issues’ when the enforcement patrols and the parking “cross paths”. Homeowners were again assured that the SCHOA polices are enforced to the best of our ability within the confines of the laws and the governing documents. Reports are reviewed by both the manager and the board and the processes appear to be working the way that they should be. Also noted that the management company works at the direction of the board.

## **Minutes:** 7:00 PM

Motion made and seconded to approve the minutes from the last meeting; approved.

## **Committee Reports:**

1. **Crime watch committee:**
  - o Committee planning to restart their efforts soon (have been dormant)
  - o Deputy Pecheos spoke about crime and prevention... LOCK YOUR CARS and your doors. Also REPORT anything to the PC Sheriff's Department. It is important for tracking – no crime too small.
2. **Budget Committee:**
  - o Final 2015 Budget ready for Board approval and subsequent presentation (mailing) to the homeowners
3. **Community Events Committee:**
  - o No Report
  - o Watch for announcements - many exciting things coming for the Holiday Season

## **Officers Reports:**

- Treasurer- Noticed that two large payments were received due to collections efforts.

## **Management Report:**

- Violation and Collection 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.

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- Collections report: Delinquent percentages down from Sept. 22% to Oct. 19%.
- Violation report: August 111; September 77-- 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".

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

- None.

## **Old Business:**

- Gray Hawk tree topping proposal- This is a process and is moving along.
- Board will be looking into ACC Guidelines to adopt which would ensure continuity for ACC decisions over long term

## **New Business:**

- Trash around clubhouse is a growing problem again. Board accepts proposal on a three month trial basis for maintenance crew to do additional litter patrols on a twice a week basis. This will augment the landscape company's litter patrol which is done once a week when they come out to do the landscape maintenance
- Annual Meeting date will be selected ASAP and notices will be sent and posted on the website.

Motion to adjourn to Executive Session: 8:05 PM

Recall regular meeting to order (out of Executive Session): 9:15 PM synopses of decisions made:

- Two appeals heard and another discussed by the board. One homeowner fine was upheld and two were waived

**Meeting Adjourned.** 9:20 PM