

Minutes

SCHOA Board of Directors Regular Meeting

October 25, 2018

Call to Order: 6:30 PM

Attendance:

Michael Morrey

Tim Ramsey

Bob Schultz

Management Company Representative: Lorne Martin

Homeowners: 2 homeowners in attendance

Minutes:

Motion made by Tim; seconded by Mike to approve the minutes of the August 16, 2018 board meeting and the September 28, 2018 special board meeting as written. Vote to approve the minutes; *Motion carries.*

Officers Reports:

- President – none
- Secretary –none
- Treasurer – Bob reported he is working with management on changes to the financial report to show reserve fund use vs. operating fund use for items paid from the reserve accounts (i.e. road sealing coating).

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; September 20% (\$447,354.39 (355 homeowners past due); October 18% (\$416,196.18 (327 homeowners past due);

- a. For a short period; because of the aggressiveness of collections, the dollar amounts go up (against the uncollected accounts) but the number of delinquent homeowners continues to steadily decrease as they pay off their balances (sort of working a curve that will go down the other side soon).

B) Delinquencies (and dollars past due) are working their way down as every year - additionally Atty. has collected on many accounts and continues to work on others.

2) Violations:

A) Letters sent – September - 375__ October - 313

- a. Letters ordered by board sent out as they are received and added to totals

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

- a. Opening 3 new Time CD accounts of \$200K each to ensure FDIC coverage of the funds.

4) Maintenance:

A) Out for Bid:

- a. Adding irrigation system to common area in Hillsboro.

B) Current Bids:

- a. Gate repairs

- i. Country Hollow (clubhouse side) – Gate operators need major repairs, cost to replace \$9,928.58

Minutes

- b. Sidewalk shaving (trip hazard repairs) in Brookfield (\$3,303.28); Ashford (\$639.84); Grayhawk (\$1,229.06); Hillsboro (\$3,500.16); Country Hollow (\$2,129.06); South Ridge (\$1,710.00) – TOTAL \$12,511.37 + tax - by Precision Concrete Cutting.
 - c. 3 raised sidewalk section replacements that cannot be shaved down (Brookfield 18103 96th Ave. E, \$915 + tax; Hillsboro, Eastwood Dr E & Gem Heights Dr (East Gate) \$2,115 + tax; Hillsboro Dr E & Gem Heights Dr (Middle Gate) \$1,305 + tax; – TOTAL \$4,335 +tax - by Premier Paving & Sealcoat
- C) Work in Progress:
- a. Install 3 pet waste stations (\$280 + tax & +/- \$100 installation each)
- D) Work Completed
- a. Street signs replacement in Hillsboro (vandalism)/ Clubhouse Disabled Parking Signs (signs to be installed this week)
 - b. Sidewalk broken replacement (4 sections) at Grayhawk center entrance and entrance closest to Winco (Premier Paving \$4,515 +tax)
 - c. Tree removal (2 trees and 3 stumps) at 2nd Grayhawk entrance closest to Winco (Nix Tree Service \$600 + tax bid)
 - d. Sidewalk repairs in Premier (Precision Concrete Cutting). Received OK to move forward with repairs from CAU adjustor.
 - e. Gate repairs
 - i. Grayhawk - Strobe detector replaced \$914.50
 - ii. Hillsboro - Strobe detector replaced \$914.50
 - f. Brookfield playground repairs.
- E) Ponds – Cleanup now three times a year.
- a. May 7th County performed pond inspections. We received their reports June 25th requiring work to be done in Country Hollow, Hillsboro & Ashford by October 1st. Met with new Storm Water Dept Manager regarding wet ponds in CH. County is requiring ponds to be repaired to hold water per the original design.
 - i. Received one bid for Geo Tech inspection from AGES engineering to determine if there is a liner and if so, why it's not working. Waiting for additional bids from AESI & APEX Engineering.
- 5) Misc.
- A) Gate Programming Agreements – Great Gates (formerly Sutherland Security) proposing increase for gate programming to \$44/mo for 1st 3 entries and \$44 each additional. Current rate has been \$30/mo for last 4 years.

Committee Reports:

1. Crime Watch Committee:

- Shane reported some trash has been found left in the forested areas near the trails, but there have been recent no active homeless activity noticed.

2. Budget Committee:

- Bob is working on drafting the 2019 budget.

3. Committee on Forest Maint:

- Expecting to receive the report from the Forrester by the middle of next week.

4. Appeal Committee

- Need to work on process of getting information & documentation from management at least 5 days prior to the scheduled appeals meeting.

Minutes

5. ACC

- All recent ACC Applications were submitted with incomplete information and were returned to the homeowners for additional information.
- Reminder: Please be sure submission packages are complete (i.e. paint chip colors, sketches including measurements, etc.) before submitting them for approval. Missing information causes delays in the approval process.

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

- None

Old Business:

- Brookfield Curbs
 - The Board mailed a ballot to the homeowners in to all 258 homes in Brookfield with several options for the no parking areas. There were only forty-seven (47) total ballots returned (18%). Twelve (12) of the returned ballots were void due to suspended voting rights. Of the 35 remaining ballots the majority of the votes were to leave the curbs as they are.

New Business:

- The date of the Annual Membership/Budget Meeting was scheduled for 12/14/18. Management will reserve the gym at Carson Elementary.
- Santa Patrol
 - The HOA will sponsor the Santa Patrol again this year for the community. Management will order 2000 mini candy canes to be distributed.
- Current Bids:
 - Gate repairs
 - Country Hollow (clubhouse side) – Gate operators need major repairs, cost to replace \$9,928.58
 - Tabled – Bob will confirm funds are available.
 - Sidewalk shaving (trip hazard repairs) in Brookfield (\$3,303.28); Ashford (\$639.84); Grayhawk (\$1,229.06); Hillsboro (\$3,500.16); Country Hollow (\$2,129.06); South Ridge (\$1,710.00) – TOTAL \$12,511.37 + tax - by Precision Concrete Cutting.
 - Motion by Bob to accept the proposals, seconded by Mike; The motion passed unanimously.
 - 3 raised sidewalk section replacements that cannot be shaved down (Brookfield 18103 96th Ave. E, \$915 + tax; Hillsboro, Eastwood Dr E & Gem Heights Dr (East Gate) \$2,115 + tax; Hillsboro Dr E & Gem Heights Dr (Middle Gate) \$1,305 + tax; – TOTAL \$4,335 +tax - by Premier Paving & Sealcoat
 - Motion by Tim to accept the proposal, seconded by Bob; The motion passed unanimously.

Open Forum: Questions/Concerns included:

- None

Motion to adjourn to Executive Session: 7:40 PM.

(Exec starts 7:45 PM)

Minutes

Recall regular meeting to order (out of Executive Session): 8:40 PM synopses of decisions made:

- **Legal and collection matters discussed.**
 - Board approved the recommendations of the attorney on collection matters.
- **No other decisions made**

Meeting Adjourned. 8:45 PM