

Minutes

SCHOA

September 19, 2012

Call to Order: 6:30 PM

Attendance:

President – Bob Schultz

Vice President – Lavern Peterson

Treasurer - Nichole Weber

Secretary – Norm Lawlis

Member at Large - Pete Newcomb

Management Company Representative – Don Campbell

Homeowners in attendance: 5

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).

Open Forum:

- 2 owners were on hand to discuss their concerns regarding the installation of the Premier perimeter fencing along 176th due to worries of street noise.
- 1 owner brought up her concern about the condition of the monument at the main Hillsboro gate
- 1 owner inquired about painting their home. They were referred back to communicate with the ACC through the management company
- 2 residents were very concerned about some break ins in Hillsboro

All guests were heard, the board commented on several of the issues during the discussions; the 176th fence will be replaced with the already planned standard 6 foot cedar replacement, the board will look at the monument sign and may take action, it was established that the board had no authority to remedy the break in issue... these happen all over the county from time to time and the proper authorities need to be called as well as homeowners each must take some responsibility for their individual safety (just as in other communities both with and without HOA's governing them)... the board members all feel sympathetic toward anyone who has experienced this tragedy; they shared several security ideas that some of them have used to protect their own homes and families. Guests were informed that they were welcome to stay and observe the meeting or could leave if they wanted to.

Minutes: 7:35 PM

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

Officers Reports

No Reports

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 wished to receive paper copies at the meeting.

Collection report: delinquency rate is 24% in August; down from 27% delinquent in July (due to second half billing... this was expected.

Violation report: 177 letters in August and 78 letters in September; 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"*.

Storm Pond inspection took place for this year. When County provides mgmt. co. with recommendations and/or requirements the board will be informed.

Fence project: Replacement of the perimeter fence along 176th in Premier will begin next week.

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

- None

Old Business:

- Board will work through the final notes on the budget and get it around to all board members for adoption. (then it will go into the mail with the ballot for homeowner ratification)
- New bark in common areas (Board looking into money saving options to get this installed. Will probably get done in the spring)
- Update on School parking issue: Still waiting on School Board to set appt. with us. Mgr. will update board when school board replies.
- seal/repair of streets project is currently being analyzed. Expect a report in the near future and will provide it to the board.

New Business:

- None

NO Motion to adjourn to executive session. _____PM

- No business for executive session this month

Meeting Adjourned. 7:55 PM