

# Minutes

SCHOA Board of Directors Regular Meeting

September 19, 2019

Call to Order: 6:30 PM

## Attendance:

Michael Morrey - President  
Tim Ramsey – Vice President  
Robert Schultz – Treasurer  
Wolfgang Riss - Secretary

Management Company Representative: Lorne Martin

Homeowners: 4 homeowners in attendance

## Minutes:

Motion passed to approve the minutes of August 15, 2019 board meeting as written.

## Officers Reports:

- Treasurer – No report
- Vice President – No report
- MAL – No report
- President –
  - Demand filed in Pierce County Superior Court for payment of \$131,000.00 to view maintenance participants. Case #19-2-10456-8 filed on 8/28/2019.

**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.

### 1) Collections:

- A) Delinquent Assessments; Aug 24% (\$411,418.68 - 426 homeowners past due);  
Sept 19% (\$386,166.84 - 339 homeowners past due);
- a. Payment arrangements have been made with several of these owners.

### 2) Violations:

- A) Letters sent – August: 214 September: 258

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

### 4) Maintenance:

#### A) Out for Bid:

- a. Green belt trail clean up – Wright’s Logging wants to walk the trail with us to discuss options.

#### B) Current Bids:

- a. Replace Clubhouse HVAC – Hill Comfort Systems
- i. Narrows Heating \$11,050 +tax
  - ii. Bob’s Heating & AC \$8,196.40 +tax
  - iii. Hill Comfort Systems
    - 1. \$10,650 +tax (80% Efficiency)
    - 2. \$12,272 +tax (97.5% Efficiency)

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## **Motion passed to accept the proposal from Bob's Heating and AC**

- C) Work in Progress:
- a. Adding irrigation system, tilling lawn, new topsoil, grass seed, fertilizer & peat moss to common areas in Hillsboro & Country Hollow;
    - i. The water meters are installed. Next is the irrigation installation then landscape work.
  - b. Repair fence in Premier with metal posts. Coatney Fence (next week)
  - c. Remove the mulch around clubhouse garbage enclosure and replace with gravel and removal of walkway boarder boards on paths near clubhouse. Will hold off until the trenching is completed in
- D) Work Completed
- a. Add play chips to ALL the play grounds in Silver Creek.
  - b. Clubhouse tennis court net replacement.
  - c. Green Effects cleaned up the tunnel
- E) Ponds – Cleanup now three times a year.
- a. May 7th County performed pond inspections. We received their reports June 25<sup>th</sup> requiring work to be done in Country Hollow, Hillsboro & Ashford by October 1<sup>st</sup>. 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 (\$2,800). AESI provided a proposal in the amount of approx \$3,600 - \$6,200. AHBL provided a subsequent proposal of approx \$25,000 for their portion of the engineering work. We would still need to hire a contractor to perform the digging and repairs.
    - ii. I have reached out to a new engineering contact – Geo Resources. They were involved with the original development and are looking through their archives for records of what was installed.
- 5) Misc.
- a. 2019 Election – 2nd call for nominations was mailed on September 6, 2019. Response deadline of September 23, 2019. No additional nominations have been received to date.
  - b. Annual Meeting Date? Carson Elem is available Thursday 12/12/19. – **Motion passed to hold the Annual Meeting at Carson Elementary on Thursday 12/12/19.**

### **Committee Reports:**

#### **1. Crime Watch Committee:**

- Recommends we install “No Trespassing” signs in the green belts so the sheriff's department can help remove trespassers.

#### **2. Budget Committee:**

- No report.

#### **3. Committee on Forest Maintenance:**

- No report.

#### **4. Appeal Committee**

- Wolfgang reported there were 4 appeals scheduled on Wednesday. Three appeared in person and one was rescheduled for October. The committee's recommendations will be forwarded to the Board via email.

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## 5. ACC

- Michael reported a homeowner in Country Hollow has requested to replace their vinyl siding with Hardi-Plank. Board approved the use of Hardi-Plank lap siding.

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

- The gate operators at the central entrance to Hillsboro are the original ones and are failing. The Board approved a proposal from Great Gates NW to replace the gate operators at a cost of \$9,050 plus tax.

### Unfinished Business:

- Camera Bid
  - Board approved Green Effects to dig the trenches for the electrical conduit per the specs provided by CCTVroom.

### New Business:

- The Board approved Mike Morrey to purchase a new DVD player for the Movie at the Park. The previous DVD player no longer works.

### Open Forum: Questions/Concerns included:

- Two homeowners requested spoke to their specific matters regarding their properties.
- Questions about the Parking Policy and enforcement.
- Who is responsible for fines when a home is rented? The homeowner is responsible for fines issued by the Association.

### Motion to adjourn to Executive Session: 7:30 PM

### Recall regular meeting to order (out of Executive Session): 7:45 PM synopses of decisions made:

- Legal and collection matters discussed.
  - The Board approved the attorney's recommendations regarding collection actions.
- No other decisions made

### Meeting Adjourned. 8:25 PM