

Pepper Hills
Homeowners' Association
NOTICE OF ANNUAL MEETING

The Annual Meeting of the
Pepper Hills #2 Homeowners' Association
Will be held on

Tuesday, April 24, 2007
7:00PM

Pepperidge Elementary School
2252 S. Sumpter

*Need budget,
approval &
out the door
by 3-24'ish.*

The purpose of the meeting is to conduct all lawful business
Of the Pepper Hills #2 Homeowners' Association including:

Financial Report, Grounds
Maintenance, CCR's, and Discussion of Assessments

In the event you cannot attend, a Proxy form is enclosed for your
convenience. Please return the Proxy **no later than April 14th**, by mail,
or have it presented at the meeting by your appointed representative.
Mailed proxies must be sent to MGM Management, P.O Box, 1246, Meridian, ID
83680.

According to the Declaration, a 60% quorum will be necessary
to conduct business at this meeting. Please plan on joining your neighbors
for your Annual Meeting.

The Pepper Hills #2
Homeowners' Association

AGENDA
ANNUAL MEETING
PEPPER HILLS #2 HOMEOWNERS' ASSOCIATION

Tuesday
April 24, 2007 - 7: 00 P.M.
Pepperidge Elementary School
2252 S. Sumpter

Call to Order
Call for Proxies
Establish Quorum

Welcome Homeowners

Financial Report
2006 Actual
2007 Budget
Homeowner Delinquencies

New Business

Discussion of Committees

Any Other Business

Adjournment

👉 Send to meeting if using a proxy (entire page) 👈

I (we) do hereby appoint _____ or the secretary of the Association as my (our) representative by proxy, for the purpose of establishing a quorum of the owners at the Annual Meeting of Pepper Hills #2 Homeowners' Association to be held on April 24, 2007 at Pepper Ridge Elementary. This proxy will remain in effect until the adjournment of the above referenced meeting.

____ Proxy is authorized to vote on issues brought forth at this meeting on my (our) behalf
Initial

____ Proxy will abstain from casting any votes on my (our) behalf.
Initial

____ Proxy is authorized to be used as directed and completed by owner.
Initial



Bring to meeting.



PEPPER HILLS #2 HOMEOWNERS' ASSOCIATION
VOTING BALLOT

(Place name of person/persons you are voting for)

<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

Print Name

Signature

Print Name

Signature

Street Address

Lot

Block

Date

Pepper Hills #2
Budget vs. Actual
2007

	Actuals 2006	Budget 2006	Budget 2007
Ordinary Income/Expense			
Income			
Transfer Fees	5,922.81		4,000.00
4010 · Association Assesments			
4010-1 · Dues	1,785.92		32,780.00
4010-2 · Previous Years dues	270.00	25,740.00	
4010-3 · Dues 2006	22,440.00		
Total 4010 · Association Assesments	<u>24,495.92</u>	<u>25,740.00</u>	<u>32,780.00</u>
Total Income	30,418.73	25,740.00	36,780.00
Expense			
Association party	697.29	600.00	
Insurance			
Errors & Omissions	0.00	850.00	
Property	0.00	600.00	
Total Insurance	<u>0.00</u>	<u>1,450.00</u>	
Other expense	-5.00		
6200 · Administrative			
6210 · Annual Meeting	25.00		25.00
6240 · Postage	438.00	200.00	500.00
6250 · Printing	57.76	100.00	60.00
6260 · Accounting	75.00	75.00	75.00
6270 · Community Events	0.00		
6275 · Welcoming Committee	0.00		1,200.00
6280 · State Tax	30.00	30.00	30.00
Total 6200 · Administrative	<u>625.76</u>	<u>405.00</u>	<u>1,890.00</u>
6300 · Contracts			
6310 · Landscaping Monthly Contract	7,530.00	7,875.00	7,850.00
6320 · Website Hosting Contract	249.95		250.00
6380 · Management Monthly	5,319.75	2,800.00	5,320.00
Total 6300 · Contracts	<u>13,099.70</u>	<u>10,675.00</u>	<u>13,420.00</u>
6400 · Common Area			
6410 · Power Bill	0.00	300.00	
6420 · Common Area Repair			
6420-1 · landscaping improvements 2007	0.00		10,000.00
6420 · Common Area Repair - Other	505.00	500.00	500.00
Total 6420 · Common Area Repair	<u>505.00</u>	<u>500.00</u>	<u>10,500.00</u>
6440 · Landscape Upgrade			
Grounds Cleanup	0.00	700.00	
6440 · Landscape Upgrade - Other	0.00		
Total 6440 · Landscape Upgrade	<u>0.00</u>	<u>700.00</u>	
Total 6400 · Common Area	<u>505.00</u>	<u>1,500.00</u>	<u>10,500.00</u>
6500 · Irrigation			
6530 · Irrigation Water Assessment	47.20	150.00	50.00
Total 6500 · Irrigation	<u>47.20</u>	<u>150.00</u>	<u>50.00</u>
6600 · Enforcement			
6620 · CCR Enforcement / Attorney			
6621 · Cost of Enforcement - old acct.	-15.00		
6620 · CCR Enforcement / Attorney - Other	501.92	1,000.00	500.00
Total 6620 · CCR Enforcement / Attorney	<u>486.92</u>	<u>1,000.00</u>	<u>500.00</u>
6630 · Collection / Small Claims	0.00		
6640 · Certified Mailing	30.00		550.00
Total 6600 · Enforcement	<u>516.92</u>	<u>1,000.00</u>	<u>1,050.00</u>
Total Expense	15,486.87	15,780.00	26,910.00
Net Ordinary Income	14,931.86	9,960.00	9,870.00
Net Income	14,931.86	9,960.00	9,870.00