

PepperHills #2- Home Owner's Association Board Meeting
June 8, 2011

Attendees:

Korin Rue, William Jones, Bob Rawlings, John Mills -Board Members

Call to Order at 4:10 PM

Minutes Approved for May with a correction in the financial information. Ending balance for savings/checking should have read 68,840.12 instead of 38,840.12

Agenda Items:

Financials

Executive Session-Closed Meeting

Board Packet Review

New Business

Homeowner Concerns

Financial Information: As of May 31, 2011

- Total Income is 19,290.00 ending our 2011 year
- Budget is set for 27,880 for Current 2011 year
- Collected 69.4% of budget
- Ending balances for savings/checking is 67,545.53 as of May 31, 2011
- Customer Balance Summary is 4,885.62 (this amount has increased this month because homes outside of PW9 were billed last month)
- Financials approved (4-0 vote) **Bob made motion and Bill 2nd**

New Business: Review Book

Letters Received & Homeowner Issues/Concerns

Book Review and Board Business:

- Reviewed Financial Information
 - See notes in the board book regarding friendly reminders and other notices.
- Reviewed Continuing Open Invoices: These are the homes the board has been pursuing for the 2010 and 2011 year.
 - 11490 Coleen: Debtors Exam has been scheduled
 - 11502 Hiawatha: Empty lot, accidentally recorded as a home. No action.
 - 11701 Coleen: Had a payment plan last year, has not made arrangements for one this year. MGM to send letter inquiring about setting one up for 2011.
 - 11642 Wagon Pass: Board to determine if pursuing debt collection with CBI would be beneficial.
- Reviewed Violation Report-Board approved the sending of friendly reminders-see book for specific violations

New Letters Received:

- 2347 Rushmore: Patio Cover approval submitted (4-0 vote for approval)
- 2306 Rushmore: Homeowner requesting repair and fixing of fence (4-0 for approval)
- 11481 Divide Pass: Homeowner requesting a variance for vinyl fencing for their front gates only. Board gave approval with a restriction. Board would like both of the homeowner's next door neighbors to be notified and give approval via email to the board through MGM. When both emails have been received the board will approve the variance (4-0 vote)
- 11497 Divide Pass: Homeowner still inquiring about the home at 11490 Wagon Pass and their boat and RV-Board mailed letter stating the homeowner did not violate any CCR's boat and RV are screened by a fence. Will follow up with an email this time.
- Blue Ribbon: Monthly Correspondance-Board gave approval for the purchasing of a battery for our sprinkler system. Would also like to draw attention to the browning spots on the Hollandale berm when it starts to turn into Canonero. MGM to contact Hans and give update.

Homeowner Requests/Approvals/Board Communication to Homeowners:

- 2222 Rushmore: Board will approve the installation of a mailbox post. Noticed the homeowner did not have one installed yet. MGM to send letter but to also inquire about the completion of the front yard. Board would like timeline as to this project.

Board Projects & Association Issues/Concerns:

- CCR Recording Update.
 - Eric has finalized draft for the non-occupied empty homes and vacant lots as well as the new construction homes. MGM to start mailing out the letters this month.
- Fence across the street from the school. Board authorizes the fixing of this fence. MGM to seek 3 bids for the repair of the fence across the street. Please submit the bids in the board book for our next meeting. (4-0 vote)
- Board is interested in the 8 Status Homes realtor who contacted us regarding the recording paperwork. 2 homes have sold 12084 and 12090 Coleen-Would like to try and track down the Title Companies to see if we can get a the new homeowners to fill out the recording paperwork at signing.
- Board discussed the addition of a 5th board member. Homeowner Terry Traver has expressed interest. Board approved the interim appointment (for 1 year) of Mr. Traver if he is still interested. Korrin to contact him. (4-0 vote)
- Board discussed the positions for the board with the addition of new members. The following positions have been assigned.
 - Korrin Rue: President
 - Bob Rawlings: Vice President
 - John Mills: Secretary

- William Jones: Treasurer
- Terry Traver (if he accepts our appointment): Member at large

MGM Requests:

- See the To – Do List in the board book
- See the various sections of minutes for this month-lots going on
 - Quick Recap-
 - Letters sent for approvals (see Letters Received)
 - Bids for fence repair across the street (see Board Projects)
 - Start mailing letters to non-occupied empty homes and vacant lots as well as the new construction homes for the CCR issue. (see Board Projects)
 - Contact a company for 2222 Rushmore about installing a mailbox post (see Homeowner Requests...)
 - Book your conference room for our next meeting on July 13th
 - Read through the minutes and To-Do list in case something is missing from this list.

Board To Do:

- Korrin:
 - Complete minutes (for final time) and send to board as well as the template to John (who will be taking over minutes from now on)
 - Contact Terry Traver
 - Email 11497 Divide Pass

Board Meeting Closed: 5:15 PM

**Next Meeting: Regular Board Meeting: Wednesday July 13th
4:00 PM
MGM Management Offices**