

PepperHills #2 – Board Meeting – 09.14.06

Mike's Daughter has spinal cancer issues.

MainScape presentation... Jeff – MainScape@heritagewifi.com – Owner
855-3628

14 years of experience. Offers “entrance” landscape assistance.
HOA is primary, commercial and others as well.
~ 31,000 Sq Ft.

Questions from Jeff:

1. Background.
 - a. Be present at Annual meeting.
2. Expectations.
 - a. Comes to the meetings?
 - b. Pecking order for immediate landscape needs.
 - c. 10-20% minimum in extras. Plan for a ceiling for contact.
3. Rates
 - a. Is the price going up okay?
 - i. Yes – if service meets value.
4. Decision making process.
 - a. Would like to be involved to justify the rate.
5. What can be done this year? Based on remaining of the season.
 - a. Cooler season is better. Water concerns are minimal.
6. Final decision meeting – bid prepared at that time.

Other opportunities:

Avery Charters Seed Company - 602-3749

Ballpark Lawns – 761-6824

Safari Lawns?

Lawn Pro?

President, VP and Treasurer??

Tabled till next meeting. Send notice out for input from homeowners

Website – Should go ahead and look into. \$10 domain, up to \$250 a year hosting.

Packet Review.

- ** Need to get the “real” ’06 budget.
- ** MGM status... Contract review requested...
- ** Concerns over Customer Balance Summary. Details Requested.
Send Certified Letters to all actual homeowner's
Provide information on Past Due lots.

- ** Please arrange for a “group” drive-through with Board/Management

CCR's discussion around the ACC rules and precedence discussions.

- ** Need complete list of all ACC variances.

- ** Send letter to 11526 W. Hollandale in regard to the fence.
Scott to draft temporary letter prior to final decision.
- ** Trash cans violations not applicable on Tues and Wed
- ** ADA County marketing request Denied.
- ** Mainscape letter does not require action. As with other bids.
- ** Include copy of CCRs in package.

Next meeting scheduled: October 19th, 7pm @ Round Table on Overland.

Meetings to be the 3rd Thursday moving forward – barring holidays.

Next Agenda:

- Appointments.
- Committees Review
- Landscaping decision review (if needed)
- MGM Contract Review
- '06 and '07 Budget

Meeting Adjourned.