

Pepper Hills # 2 - Home Owner's Association Meeting
November 16th, 2006

Attendees:

Scott Shadley, Korrin Rue, Kevin McKneese – Board Members
Torrie Lacy – Welcoming

Agenda:

Review Board Packet for new items.

Old Item review:

Review the Landscaping issues.

Review the Fence issues. Did we receive a new request?

Review the Holiday light hanging competition issues.

Call to Order:

- Review of past due accounts.
 - 11618 Wagon Pass. Current owner owes Current '06 dues. Lawn must be fixed.
 - Remaining past due amount will be removed from current owner liability.
 - Pursue former owner for remaining past due amount
 - All remaining home owner's past dues will proceed to next step, small claims.
 - Only properties that have been acquired by home owner. No developer or contractor lots.
- MGM requests review of amounts to collect.
 - Verified dues amount. Stick with current policies.
- Approval of landscaping for 12069 W. Coleen Ct. – Voted 3-0 to approve
- Approved Board Minutes from Oct. – Voted 3-0 to approve.
 - **Past-Due actions:**
 - Scott to go through ACC committee members.
 - Mike to arrange Town Home vs PH2 discussion.

Budget Financials for Nov.

\$25,740 – Target budget

\$8,960 – Net Income

171% over budget

\$47,931.47 in the bank

*****Where did the money go?? – Contact MGM for review.

- Welcoming Committee – Torrie
 - Consult with Pepper Hills 1 to arrange co-op on costs and events.
 - Start newsletter in January.
 - First Real even would be Easter Egg Hunt in April... 2-4pm. March 31st.
 - Request homeowner's bring 1 dozen eggs per child.
 - Neighborhood Garage Sale. Talk to Pep 1.
 - Neighborhood Block Party TBD, August 4th to coincide with National Night Out. \$700
 - Christmas light contest. 2007
 - Contact stations about availability.
 - 100/50/25 Lowe's GC.
 - New Neighbor program. Gift basket + ??
 - Annual budget at tentatively \$1,200. Approved with Vote for 3-1.

- Final newsletter for distribution by Dec 30th. To be included with first of the year billing.

- Mainscape
 - Acknowledge need to “redo” the grounds. ~\$10,000.
 - Kevin to inform Mainscape.

- ACC issues
 - Schedule Drive through with Board and MGM for December 1st. Mike.
 - Discuss future violations issues (2 hours).
 - Fencing...
 - Issue “generic” letter to homeowners in violation.
 - Draft a letter... Scott
 - Allow for compliance conversation.