

PepperHills #2- Home Owner's Association Board Meeting
July 13 2011

Attendees:

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

Call to Order at 4:00 PM

Minutes Approved for July.

Agenda Items:

Financials

Executive Session-Closed Meeting

Board Packet Review

New Business

Homeowner Concerns

Financial Information: As of July 6, 2011

- Current total Income is \$22,575
- Budget is set for 27,800 for current 2011 year
- Collected 81.2% of budget as of July 6th
- Ending balances for savings/checking is \$68,135.82 as of July 6, 2011
- Customer Balance Summary is \$2903.12
- Financials approved (5-0 vote)

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.

From June Board Meeting:

- 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.

From July Board Meeting:

- 11484 Netherland – partial payment in May. MGM to send payment plan with a thank you note
- 11567 Divide Pass – Certified letter sent on 6/13. Wait for process
- 2336 Petra – Certified sent 7/6. Wait for process
- 11642 Wagon Pass – Collection agency requesting 20% of amount collected if Board chooses to solicit their services.

Letters Received:

From June Board Meeting - Update:

- 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. **An Email has been sent.**
- 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. **Brown spots may be caused from inoperative 2 inch valve (see mainline valve repair below).**

From July Board Meeting:

- American Family Insurance requested to provide a bid for insurance. Letter to be sent to request a bid for like services.
- 11483 Netherland Ct - Owners requesting to waive \$20.00 for late fee. Board will waive \$20.00 fee. **Vote 5-0 to waive fee.**
- Fence repair. Bids received from:
 - Wilson – \$200 labor & mat
 - Titus – \$150.00 **Vote 5-0 to hire Titus to repair fence.**
- Mainline valve repair – 2” valve repair by Blue Ribbon. Will contact to determine extent of repairs.
 - Repairs completed. Cost: TBD

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. **UPDATE: Mailbox installed, yard in progress but owner not happy with letter sent by MGM.**

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.
- 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. **UPDATE: Owners of 12090 Coleen stated that they signed paperwork at closing advising them that they were NOT members of the HOA.**
- 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) **UPDATE: Terry Traver has accepted the appointment as a Board member.**

ACHD SIGNS –Not a CCR issue. Liens exist on some properties due to bankruptcy of former developer developer.

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-
 - Solicit bid from American Family Insurance
 - Book conference room for our next meeting on August 3, 2011
 - Read through the minutes and To-Do list in case something is missing from this list.

Board To Do:

- Korrin:
 - Contact Real Estate agent for houses on Rushmore and Coleen Ct.
 - Contact owner of 2222 Rushmore to discuss his frustration with HOA.

Board Meeting Closed: 5:00 PM

Next Board Meeting: August 3 @ 4:00 PM - MGM Management Offices