

Pepper Hills # 2 - Home Owner's Association Meeting
Tuesday, February 13, 2007

Attendees:

Scott Shadley, Korrin Rue, Kevin McNeese – Board Members

Agenda:

Review Board Packet for new items.

Review 2007 Budget

Social Committee update

Misc

Call to Order:

- Approved prior meeting minutes – Nov '06
- Current Customer balance is \$26,928.15 including all 2007 dues not already submitted.
 - All outstanding balances, that do not include 2007 dues, shall be forwarded to small claims
- Letters from Homeowners
 - Splitting dues during the year.
 - Kevin to respond with letter – currently not planned.
 - Owner relocating trailer around misc. empty lots
 - Kevin to respond with letter to offenders.
 - Reference to section 7.16 – Vehicle and Equipment Parking

716 Vehicle and Equipment Parking: No campers, recreational vehicles, trailers, boats or motorcycles shall be parked upon any Lot for longer than forty-eight (48) hours (provided, however, that visitors may park for not longer than seventy-two (72) hours), unless fully enclosed in a garage or fenced or screened in a manner specifically approved for that Lot by the Architectural Control Committee, and shall not be parked on any street or Common Area within the Project. No snowmobiles, snow removal equipment, golf carts, maintenance equipment or similar equipment or vehicles, and no working or commercial vehicles or greater than three quarter ton in size and no junk cars or other unsightly vehicles shall be parked on any Lot at any time, unless fully enclosed in a garage on said Lot, and shall not be parked on any street adjacent thereto or on any Common Area. All other parking of equipment shall be prohibited, except as approved in writing by the Architectural Control Committee. No parking areas or driveways shall be constructed or maintained except as approved by the Architectural Control Committee. Parking bays or areas, or driveways, are prohibited in areas between side Lot lines and buildings or approved driveways unless specifically approved by the Architectural Control Committee.

- 2357 Petra – Past due dues in question
 - Approve removal of certified letter fees. Home owner now back in good standing.
- 2263 S Riva Ridge – Basketball hoop letter concerns
 - Send a letter of acknowledgement and clarification

- 11491 W Coleen St – Letter sent regarding excessive dues
 - Kevin - Letter will be sent regarding planned course of action
- Need to create a policy around corrective action response and timelines allowed for corrective action to take place.
 - Basketball hoops will specifically addressed.
- Reviewed Drive-through action list
 - Expected follow-up will be sent to MGM for implementation.
- Discussion of 2007 Budget
 - Budget clarification – Block party expense included in welcoming committee budget. Will remove the specific itemization under expenses
 - Increase postage fees
 - Newsletter introduction
 - Maintenance – Other (What is this?)
 - Post Budget review has resulted in a need to lower future dues do to the inability to influence the 2007 budgeting process.
 - 2008 and forward will be adjusted
 - Scott to send out preferred listing order on budget
- 2007 Annual Board Meeting – Please Scheduled for April 24th. Try to reserve space at the school.
- Welcoming Committee
 - Easter Egg hunt on Saturday, March 31st
 - Garage Sale set for June 16th
 - Inquire about borrowing MGM signage for display
 - National Night out in August (Replacing Block Party)
 - Christmas Light Contest in December
- Newsletter
 - First version expected to be out in March 15th.
 - Letter from the board
 - Website
 - Welcoming/Social event section
 - Friendly reminders
 - Basketball hoops
 - Christmas lights
 - Lawns, spring cleanup
 - Debris
 - Extra Vehicles – Cars, Trailers
 - Korrin's Korner?
 - Scott's Scribble?
 - Kevin's Domain ?

- Introduction of Landscaping company
 - Renewal of MGM
 - Contact details
 - Goals – What we want to do...
- Kevin to produce this letter
 - Korrin, Scott, and Torrie contributing
- Follow-up items:
 - Scott – Letter to the fence owners
 - Scott – Follow-up on the ACC
- Neighborhood watch summit
 - \$25 – 3 representatives
 - Torrie to attend?