

Pepper Hills #2 Annual Meeting Agenda

Tuesday, April 24, 2007 – 7:00PM

Pepper Ridge Elementary

Call to Order
Board Introductions

Kevin McNeese – President – 3yr term
Korin Rue – VP – 2yr term
Scott Shadley – Sec/Treas – 1yr term (ending early do to relocation)

Call For Proxies

11491 W Wagon Pass – Jo residence.

Establish Quorum

Not enough attendees to establish a quorum
14 households represented

Review Agenda

7:05 - 7:20PM

Financial Report (MGM Management)

2006 Actual/2007 Budget

Questions regarding landscaping costs
Has last years months of service on it. So shifts rates
Questions regarding Management fees
Explanation of how the fees work
Question regarding Blazer fees being charged
Waiting on check for fees
Question regarding the “cheapness” of the irrigation bill
Currently under Blazers.

****KEVIN Follow-up with Nampa/Meridian Irrigation district
Non-Compliance issues and enforcements
Questions regarding Home Owner’s Dues came up.
Kevin addressed.

Homeowner Delinquencies – Tabled due to lack of concern/time

7:20 - 7:45PM

New Business

Transfer Fees Discussion/Vote

Current owners paid Transfer Fees
Current CCRs do not have them listed
Original CCRs had them and were inaccurately removed

7:45 - 7:55PM

Landscaping Presentation (Mainscape)

MAJOR discussions around the unfinished property
Concerns over pre-paying for landscaping fees

7:55 – 8:05PM

Social Committee Presentation (Torrie Lacy)

Overall Budget - \$1200
Easter Event – combined event with Pepper Hills #1
Saturday the week before Easter every year

Garage Sale – June 16th – also combined with Pepper Hills #1
New signs being added this year

Block Party??- New Event this year, combined with Neighborhood Night Out
First Tuesday of August
Attendance from Police/Fire/Etc... on schedule

Christmas tree Lighting Ceremony?
First Saturday of December
Santa? Park use?

Christmas Light Contest
Second Friday of December for Judging
Awards for \$75/50/25 for Home Improvements

8:05 – 8:20PM

Discussion Of Committees (ACC/Social)

ACC committee issues and needs.

Participants are welcome to join the team

Please be patient as we address these issues

Concerns over the variance possibility for new construction that Developer still
controls

**** Concerns over weeds and the issues surrounding them

**** Talk to developer regarding the lighting issues down Canonero

**** Contact the City regarding the minimum requirement

Board Member Vote (Replace Scott as Sec/Treas)

Nominations for new board member opened

Bill Jones nominated

Nominations closed

Voted in as new Board Member

8:20PM – CLOSE

Homeowner Questions/Comments

Question regarding the new entrance on Victory at Peconic

**** Will address with developer during meeting planned

Question regarding “in-progress” are liable for CCRs

Only if it has changed title

Proposal to finish the burm

Get quotes of the burm completion for our portion only

Finish burm and get “promissory note” on several properties to cover costs

**** Address the issue within the meeting with the developers

Concerns over Speed issues on Canonero