

PepperHills #2- Home Owner's Association Board Meeting
Wednesday, June 20, 2007

Attendees:

Kevin McNeese, Korrin Rue, William A. Jones-Board Members

Call to Order at 6:30 PM

Agenda Items:

Board Packet Review

New Business

Homeowner Concerns

Financial Information:

- Total Income is 42,189.29 for Current 2007 year
- Budget remains at 36,780.00 for Current 2007 year
- Collected 114% over budget
- Ending balances for savings as of June 18, 2007: 84,405.18

Board Business:

- Board approved minutes from May meeting with last name addition to Bob and Sally under Board Business (Loughmiller)
- 11618 Wagon Pass sent to small claims. Board received letter and check for \$100.00 and asked board for additional payment plan. History of the property has been documented and previous payment plans have not been met
 - Board Action (3-0 Vote): Proceed with small claims. Give lawn one month to be restored and if not back to CC&R standards will pursue with possible lien.
- 11434 W Greyling Court: Sent certified demand last month no response. Vacant home owned by builder still.
 - Board Action: Tabled until board can verify if certified mail is being delivered and received.
- 11452 W. Netherland Court: Sent certified demand last month no response. Vacant home owned by developer.
 - Board Action: Tabled until board can verify if certified mail is being delivered and received.
- 2335 S. Petra: Sent certified demand last month. No response by homeowner
 - Board Action: Send to small claims
- Reviewed all other customer balance summaries: See notes and instructions in board book
- Board voted to issue a variance to no longer collect dues on empty lots. Dues will be collected when an infrastructure is built on the lot at the time of a building permit issued. (3-0 Vote)
- Transfer fee discussion tabled indefinitely

Homeowner Concerns/Approvals:

- Reviewed ACC approvals. See board packet for letter instructions

Action Items for MGM:

- Start creating a returned mail list for board packet (Monthly)

Action Items for Board:**New Items:**

- Bill to contact MGM regarding additional \$3,000 in savings. Total income remained same
- Kevin to include more specific information in the newsletter regarding meeting information
- Kevin to discuss with Mike about returned mail list
- Korrin to contact Mainscape on update of lawn care. Taking on the items for Kevin

Ongoing Items:

- Bill to contact MGM regarding the landscaping monthly contract (06 combined in 07 budget) – making an appointment for this month
- Bill to discuss with MGM moving our savings/checking to an interest bearing money market account-will be discussed at Bill's meeting
- Korrin to draw up an infraction importance list to give to MGM-will be sent out via email for approval
- Kevin to ask Mainscape to start maintaining strip by town homes
- Kevin to send Bob and Sally an update

Meeting Closed: 7:58 PM

Next Meeting:

TBD by board via email: July meeting