

PepperHills #2- Home Owner's Association Board Meeting  
Tuesday August 14, 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 43,435.51 for Current 2007 year
- Budget remains at 36,780.00 for Current 2007 year
- Collected 118.1 over budget
- Ending balances for savings as of August 14, 2007 79,322.55

**Board Business:**

- Reviewed National Night Out: Good turn out. Plan to send out mailers a little early next year. Board voted to approve an expenditure for Torrie's hard work this year. Korrin to take care of purchasing the gift certificate and coordinate with PH1/
- Reviewed budget and contracts and voted to approve for the month
- Requested that 6440 in the budget categories now read Landscape Upgrades/Sprinkler Repairs
- Board reviewed collection report and made the following notations regarding homes.
  - Homes to be sent to small claims:
    - 12115 W. Colleen: Homeowners moved to Utah. MGM to do a skip trace and track down for small claims.
    - 2608 S. Canonero Way: Sending 15 day demand then small claims
  - Homes for sale on hold for collection:
    - 11452 W. Netherland Court
    - 11482 W. Greyling
    - 2498 S. Canonero Way
  - Empty Lots to be removed from collections:
    - 11434 W. Greyling
    - 11502 Hiawatha
- Bill updated us on small claims case on 11618 Wagon Pass. Through mediation worked out she will make monthly payments until payment paid off.
- Review incoming mail responses: See board comments in book
- Reviewed past minutes and approved July minutes
- Kevin updated on plot map issues

- Reviewed Mainscape progress. Putting in new flowerbeds tomorrow, Board agreed to move the proposed burms on Cloverdale because of emergency road entrance.

**Board to do items:**

- Board to email attorney questions to Bill. Kevin to send bill the phone number to contact attorney. Bill to set up meeting or place call to review specific questions.

**Miscellaneous Concerns:**

- None

**Meeting Closed: 8: 04 PM**

**Next Meeting: Tuesday September 11, 2007**