

PepperHills #2- Home Owner's Association Board Meeting  
Tuesday October 9, 2007

**Attendees:**

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

James Webster: Homeowner 11526 Hollandale

**Call to Order at 6:30 PM**

**Agenda Items:**

Board Packet Review

New Business

Homeowner Concerns

**Financial Information:**

- Total Income is 45,004.16 for Current 2007 year
- Budget remains at 36,780.00 for Current 2007 year
- Collected over 122.4% budget
- Ending balances for savings is 68,823.63 as of October 8, 2007
- Customer Balance Summary is 3,500.37
- Financials approved

**Board Business:**

- James Webster: Homeowner came to board to get approval for fence. Re-submitting original plans to have fence extend out 5 feet away from sidewalk.  
**Background information:** Approved fence with clearance at **10 feet** clearance. Board made motion to table official vote until approval from the Homeowner at 11518 W. Hollandale Dr in writing. Homeowner will submit with MGM or via email signature.
- Board discussed the fence issue and what do we want to do about future and continued enforcement.
- Board proposed meeting with Pepperhills 1 in November
- Board proposed formation of CCR's committee our goal is to be completed by Annual Homeowners Meeting
- Board has decided to place future court cases on hold until issue of recording, association membership, and CCR's is resolved.
- Reviewed old business and action points to MGM
- Board reviewed open invoices all current
- Reviewed letters received:
  - Notice of Trustee Sale 2630 S. Canonero Way on hold waiting outcome of sale. Account balance on current property is \$838.60. Trustee sale set for January 16, 2008
  - Memo to file and Summary of Recording Documents Affecting Pepperwood Estates from Brian F. McColl. See October board packet.

