

PepperHills #2- Home Owner's Association Board Meeting
Tuesday December 11, 2007

Attendees:

Kevin McNeese, Korrin Rue, William Jonese, Board Members
Pauline Jones: Homeowner

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 62,944.45 as of December 10, 2007
- Customer Balance Summary is 3,179.58
- Financials approved

Board Business:

- Madelyn Amkrum: Signed up for the CC&R Committee-Board will contact her in the beginning of the year.
- Nothing to review in the Open Invoices
- Mainscape (note Mainscape company changed to Orca) contract coming up for review in February. Current bid is 7,684.53.
- Board requesting 3 new bids for landscape companies. Tabling the contract approval until next meeting and review of bids.
- Board reviewed sent letters. No new letters received.
- Board reviewed 2008 budget
 - Bill made motion to reduce dues to 175.00 per year, Korrin second the motion. Motion approved unanimously.
 - Item to noted in the budget on line 4010 Dues: 175.000
 - Bill made motion to approve the 2008 budget with the following changes:
 - 6240 Postage: 550.00
 - 6250 Printing: 300.00
 - 6275 Social Committee: 1000.00
 - 6310: Landscaping Monthly Contract: 10,000
 - 6610 Bad Debt: Taken out of budget
 - 6620 CCR Enforcement/Attorney: 2200.00
 - Korrin made a second on this motion. 2008 budget motion approved unanimously

Miscellaneous Concerns:

- **None**

Board To Do:

- Bill to check address on our CD account to make sure monthly statements are being sent to MGM
- Kevin to write a letter to homeowner explaining new dues. To send out to board for approval.
- Kevin to contact Jim Armstrong, President of PepperHills 1 to schedule a meeting.

Meeting Closed: 7:50 PM

**Next Meeting: Tuesday January 15, 2007
6:30 PM Round Table Pizza**