

PepperHills #2- Home Owner's Association Board Meeting
August 3 2011

Attendees:

William Jones, Bob Rawlings, John Mills Board Members. Not present were Korrin Rue and Terry Traver.

Call to Order at 4:01 PM

Minutes Approved for July.

Agenda Items:

Financials

Executive Session-Closed Meeting

Board Packet Review

New Business

Homeowner Concerns

Financial Information: As of July 29, 2011

- Current total Income is \$22,955.92
- Budget is set for 27,800 for current 2011 year
- Collected 82.6% of budget as of July 29th
- Ending balances for savings/checking is \$62,508.42 as of July 29, 2011
- Customer Balance Summary is \$2110.62
- Financials approved (3-0 vote)

New Business: Review Book

Letters Received & Homeowner Issues/Concerns

Book Review and Board Business:

- Reviewed Financial Information
 - See notes in the board book regarding friendly reminders and other notices.
- Reviewed Continuing Open Invoices: These are the homes the board has been pursuing for the 2010 and 2011 year.

From July Board Meeting:

- 11484 Netherland – partial payment in May. MGM to send payment plan with a thank you note
- 11567 Divide Pass – Certified letter sent on 6/13. Wait for process
- 2336 Petra – Certified sent 7/6. Wait for process

- 11642 Wagon Pass – Collection agency requesting 20% of amount collected if Board chooses to solicit their services.

From the August Board Meeting:

- 11677 W Divide Pass – proceed to small claims
- 2283 Petra – contact bank or attorney to have water turned on
- 2330 S Rushmore – proceed to small claims
- 2336 Petra – on hold
- 2359 S Rushmore – proceed to small claims
- 2475 S Petra – write off \$20
- 11490 W Coleen – attorney working on collections
- 1642 Wagon Pass – hire collection agency

Letters Received:

From July Board Meeting: Update

- American Family Insurance requested to provide a bit for insurance. Letter to be sent to request a bid for like services.
- 11483 Netherland Ct - Owners requesting to waive \$20.00 for late fee. Board will waive \$20.00 fee. Vote 5-0 to waive fee. **Letter sent waiving fee.**
- Fence repair. Bids received from:
 - Wilson – \$200 labor & material
 - Titus – \$150.00
 Vote 5-0 to hire Titus to repair fence. **Fence repaired and invoice received for payment.**
- Mainline valve repair – 2” valve repair by Blue Ribbon. Will contact to determine extent of repairs.
 - Repairs completed. Cost: TBD **Repairs completed**

From August Board Meeting:

- MGM provide list of homes accounted for. Current list shows 172 homeowners.
- HOA letter to the townhome association terminating the mowing/maintenance contract as of the end of the irrigation season.

Homeowner Requests/Approvals/Board Communication to Homeowners:

Board Projects & Association Issues/Concerns:

- CCR Recording Update.
 - Eric has finalized draft for the non-occupied empty homes and vacant lots as well as the new construction homes. MGM to start mailing out the letters this month.
- Board is interested in the 8 Status Homes realtor who contacted us regarding the recording paperwork. 2 homes have sold 12084 and 12090 Coleen-Would like to

try and track down the Title Companies to see if we can get a the new homeowners to fill out the recording paperwork at signing. UPDATE: Owners of 12090 Coleen stated that they signed paperwork at closing advising them that they were NOT members of the HOA. **STATUS?**

MGM Requests:

- See the To – Do List in the board book
- See the various sections of minutes for this month-lots going on
 - Quick Recap-
 - Solicit bid from American Family Insurance – Status?
 - Book conference room for our next meeting on September 14, 2011
 - Read through the minutes and To-Do list in case something is missing from this list.

Board To Do:

- Korrin:
 - Contact Real Estate agent for houses on Rushmore and Coleen Ct.
Status?
 - Contact owner of 2222 Rushmore to discuss his frustration with HOA.
Status?

Board Meeting Closed: 4:55 PM

Next Board Meeting: September14 @ 4:00 PM - MGM Management Offices