

PepperHills #2- Home Owner's Association Board Meeting  
Tuesday January 29, 2008

**Attendees:**

Kevin McNeese, Korrin Rue, William Jonese, Board Members

**Call to Order at 7:00 PM**

**Agenda Items:**

Board Packet Review

New Business

Homeowner Concerns

**Financial Information: (Now reflects 2008 budget only)**

- Total Income is 86,971.27 for Current 2008 year
- Budget is set for 26,250.00 for Current 2008 year
- Collected over 33% budget
- Ending balances for savings is 8,795.00 as of January 28, 2008
- Customer Balance Summary is 20,275.58
- Financials approved

**Board Business:**

- Board did a final review of the year's financials.
  - Budget: 36,780
  - Total Income: 45,004.16
  - Net Income: 12,008.30
- Reviewed landscape bids (2 provided) Postponing decision on new landscape company until next month
- Reviewed barrier issue on Colleen (emergency access road off of Cloverdale). Board made the decision to landscape over the area that attaches to the burms on either side. Will investigate bids and pursue next month.
- Upcoming events
  - 2<sup>nd</sup> Annual Easter Egg Hunt in March
  - Annual Homeowners meeting in April TBA

**Miscellaneous Concerns:**

- None

**Board To Do:**

- Bill to call around and confirm landscape bids
- Kevin to write a letter inviting wrongly deeded homes into the association

**Meeting Closed: 8:00 PM**

**Next Meeting: Thursday February 21, 2008  
6:30 Jones' Residence**