

PepperHills #2- Home Owner's Association Board Meeting
Tuesday April 1, 2008

Attendees:

Kevin McNeese, Korrin Rue, William Jones, Board Members
Mike Madsen: MGM Management

Call to Order at 6:30 PM

Agenda Items:

Board Packet Review
New Business
Homeowner Concerns

Financial Information: (Now reflects 2008 budget only)

- Total Income is 22,872.20 for Current 2008 year
- Budget is set for 26,250.00 for Current 2008 year
- Collected 87.1% of budget
- Ending balances for savings/checking is 73,964.24 as of 2008
- Customer Balance Summary is 5,683.19 (amount still owed by homeowners)
- Financials approved

Board Business:

- **New Business**
 - ACC request for 11597 Wagon Pass Ct: Homeowner requests to put up decorative wrought iron gate and patio. (Board Approved 3-0)
 - ACC request for 11610 Hollandale: Homeowner requesting extension of driveway for side yard. (Board Denied 3-0) Korrin to assist in the writing of letter to MGM.
 - 11505 Tioga: Originally recorded as 2 lots. Board to give MGM approval to marry the two deeds together and void out the old address.

Miscellaneous Concerns:

- None

Board To Do:

- Bill to ACHD to follow up about berm permit/payment
- Bill to call US Bank and renew our CD
- Kevin to re-write letter inviting wrongly deeded homes into the association
- Kevin to talk to Mike about welcome process
- Kevin to contact Hans at Blue Ribbon about attending meeting and updating on berm bid (Cloverdale/Colleen)

Board Meeting Closed: 7:00 PM

**Next Meeting: Board Meeting
 Tuesday June
 Jones Residence**

**Annual Homeowners Meeting
April 22, 2008
Pepperidge Elementary Library**

Board moved into annual homeowners meeting at 7: 00 PM

Call to Order

- 7:05 PM

Call for Proxies

- Collected

Establish Quorum

- No quorum: No CCR or amendments made without a 75% quorum

Welcomed Homeowners

- Introduced Board

Financial Report

- Presentation by Mike Madsen: MGM Management
- Reviewed financials discussed savings
- Homeowner made motion to make donation to Pepperidge Elementary for use of school. Homeowners approved a one time donation of \$100.00 for 2008
- 2007 Actual
- 2008 Budget

Homeowner Delinquencies

- Reviewed delinquencies. Homeowners not paid by May 1st will be sent to small claims.

Landscaping

- Introduction of Hans and Blue Ribbon Landscape Maintenance
 - Hans gave presentation on common area work done thus far:
 - Over seeded spotty areas
 - Fertilizer/Weed Killer
 - Early spring pruning
 - Irrigation up and running
 - Want to open up communication: Will give boards monthly reports and update frequently
- Updated homeowners on the future of Cloverdale berm and access road. Road blocked pending approval from City of Boise, ACHD, and Fire Department.
- Updated homeowners on unfinished Canonero Berm/Waiting on developer to complete the berm and at that time it will be turned over to the association.
- Reviewed and updated ACC Procedures Overview
- Updated on broken fence across the school

New Business

- Keep up on neighborhood watch
- Questions about the completion of the park
- Updated homeowners on meeting with Pepper Hills #1

Discussion of Committees

- Social Committee:
 - Madelyn Ankrum has volunteered to take over the social committee
 - madelynj@netzero.net (322-0088)
- CCR review committee
 - Dale Cartwright
- ACC Committee
 - Tom Eveland
 - Doug Erickson
- Welcoming Committee/Block Captain
 - Madelyn Ankrum

Open Election

- Opened elections for Bill Jones to be re-elected to board for a 3 year term
- Nominations opened and closed for Bill Jones
- Bill approved for a 3 year term

Any other Business

- Board conducted a drawing for reimbursement of dues for attending the annual meeting.
- Winner: John Mills
 12095 W. Colleen Ct.

Motion made to close the meeting. Second was made from the floor.

Meeting closed at 8:29 PM