

PepperHills #2- Home Owner's Association Board Meeting
Monday July 21, 2008

Attendees:

Kevin McNeese, Korrin Rue, William Jones, Board Members

Call to Order at 6:30 PM

Agenda Items:

Board Packet Review

New Business

Homeowner Concerns

Financial Information: As of July 18, 2008 (Now reflects 2008 budget only)

- Total Income is \$24,212.20 for Current 2008 year
- Budget is set for \$26,250.00 for Current 2008 year
- Collected over 92% budget
- Ending balances for savings is \$68,442.42 as of 2008
- Customer Balance Summary is \$4,243.69
- Financials approved

Board Business:

- **Old Business**
 - Reviewed to do items for Board members. Members completed tasks.

- **New Business**
 - Reviewed financials. Look over expenditures and income.
 - Reviewed small claims for the following addresses: Board voted to move forward on the small claims process for the following home
 - 11481 W. Divide Pass
 - Board voted to hold on the small claims process for the following home pending more information.
 - 11493 W. Tioga
 - Board voted to discontinue small claims on the following home due to recent sale
 - 2498 S. Canonero Way
 - Board voted to discontinue small claims on the following home due to recent bankruptcy filing
 - 11632 W. Hollandale
 - 11450 W. Greyling Crt.
 - Board voted to discontinue small claims on the following home pending foreclosure and auction.
 - 11501 W. Jalapeno

- Board voted to discontinue small claims on the following home due to ownership of the developer.
 - 11452 W. Netherland Crt.
- Board reviewed **NEW** small claim processes for the following addresses.
 - 11774 Wagon Pass: On hold pending confirmation of the real address. Does not exist on our map. Believe the address is 2148 Daisy and is part of PH1
 - 12040 W Colleen: Empty lot remove from open invoice
 - 2306 S. Rushmore: Moved in 30 days ago. Contact Title company.
- Board agreed to have MGM start doing a monthly drive thru of the neighborhood again. Board request this be started by the end of the month.
- Letters Received
 - Addendum agreement received pending the deed transfer of the Cloverdale and Hollandale Berms.
 - Blue Ribbon sent letter regarding new payment policy. Does not really apply since we pre-paid
 - Reviewed June services from Landscape Company: Approved filter cleaning and
 - ACHD: Cloverdale construction project running until September
 - 11505 W. Tioga: Wanted to know why fence was denied. Email was sent to homeowner approving the materials but needed to meet the set backs. Awaiting submittal of new plans.

Miscellaneous Concerns:

- None

Board To Do:

- None

Meeting Closed: 7:39 PM

**Next Meeting: August 26, 2008
6:30 Jones' Residence**