

PepperHills #2- Home Owner's Association Board Meeting
Tuesday August 26, 2008

Attendees:

Kevin McNeese, Korrin Rue, William Jones, Board Members
Terry and Helen Trayver: (Homeowners) 2435 S. Petra Place

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 \$24,387.20 for Current 2008 year
- Budget is set for \$26,250.00 for Current 2008 year
- Collected over 92.9% budget
- Ending balances for savings is \$67,577.49 as of 2008
- Customer Balance Summary is \$4,399.29 Financials approved

Board Business:

- **Old Business**
 - Letters Received
 - Received an email from a title company (LaSalle Bank National Association) regarding 11481 W. Divide Pass. The house has since sold and they want the board/MGM to stop the small claims process. Board is ok with this as long as the HOA recoups the small claims costs.
 - Received a warranty deed confirming that 11774 Wagon Pass is in fact 2148 Daisy. Asking MGM to remove 11774 Wagon Pass from our Open Invoices since they belong to Pepper Hills 1 (2148 Daisy)
- **New Business**
 - Terry and Helen Trayver (Homeowners) came and requested the approval of a shed in their backyard. The shed will comply with all ACC and Zoning set backs. Board approved.
 - Reviewed previous Open Invoices
 - 2306 S. Rushmore-asking MGM to contact title company; homeowners moved in 60 days ago and dues still un-paid
 - 12040 W. Colleen-Empty lot. Asking MGM to please remove from list
 - Letters Received Continued:

- Pepper Hills 1 requesting financial assistance to improve the filtering system for **personal lots**. Received a bid from Nampa-Meridian Irrigation stating the project would cost 21,500.00. Board is waiting on more information before we make a decision.
- Received a notice of Chapter 7 bankruptcy for 11632 Hollandale (Crestwood Construction Inc).
- Received transfer deed for exchange of property for the berm located on Cloverdale. Awaiting the final stages and approval from the Fire Marshall. Will contact Hans to start project when final paperwork comes in.

Miscellaneous Concerns:

- None

Board To Do:

- Bill to contact Nampa-Meridian Irrigation to verify/discuss the filter system. He will also contact Hans to find out what filters exactly they are cleaning on a weekly basis.
- Kevin will fix the fence across the street from the school.

Meeting Closed: 7: 53 PM

**Next Meeting: September 30, 2008
6:30 Jones' Residence**