

PepperHills #2- Home Owner's Association Board Meeting
Tuesday September 30, 2008

Attendees:

Kevin McNeese, Korrin Rue, William Jones, Board Members
Terry 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 September 26, 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 \$66,378.14 as of 2008
- Customer Balance Summary is \$4,412.69
- Financials approved

Board Business:

- **Old Business**
 - Reviewed minutes from last month's meeting
 - 12040 W. Colleen-Empty lot. Asking MGM to please remove from list. MGM still listing and board does not understand why MGM will not remove from list. We do not collect on empty lots
 - 2306 S. Rushmore-MGM asked board to determine title company-Kevin will visit homeowner and submit Title Company name to MGM and then ask to proceed with collecting dues.
 - 11481 W. Divide Pass-ongoing still wanting to collect the money on the small claims cost. Board will not proceed in court but wants to recoup our fees. MGM to continue working on this and assist the board in determining who to bill.
 - Update on landscape charges: All irrigation management, sprinkler heads, filter cleaning. Board satisfied with update.

- **New Business**
 - Terry Trayver came to present an ACC request to install gates on the front of their home. Requesting a variance from the board to install wrought iron gates on the left and right side of the house. (Board voted 2 to 1 to approve the gates)

- Irrigation turning off end of the week
- Board will request Blue Ribbon to do a final clean up on our empty lots
- Board to draft Fall newsletter
- MGM did a drive through. Board approves all highlighted infractions for friendly reminders. Please keep track of sent items.
- Berm Update: Waiting on Fire Marshall Approval. Should hear from him next week – see Bills note included in board packet.
- Letters Received:
 - MGM asking board if would like to continue drive thru's at an additional \$90.00. Board approved one more drive thru for the month of October only.
 - Quality control for Blue Ribbon landscape. 4's and 5's on everything. Board postponing aerating and fertilizer until spring.
 - Letter received from Status home about weed and grass issues-will address.

Miscellaneous Concerns:

- None

Board To Do:

- Draft newsletter

Meeting Closed: 7:55 PM

**Next Meeting: October 28, 2008
6:30 Jones' Residence**