

PepperHills #2- Home Owner's Association Board Meeting
Thursday October, 30 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 September 26, 2008 (Now reflects 2008 budget only)

- Total Income is \$25,031.36 for Current 2008 year
- Budget is set for \$26,250.00 for Current 2008 year
- Collected over 95.4% budget
- Ending balances for savings is \$65,770.44 as of 2008
- Customer Balance Summary is \$3,057.96
- 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.
 - 11481 W. Divide Pass-Board requesting to do skip trace on the previous owner to track down and submit bills to.
 - 11493 W Tioga: Board sending final certified letter for dues. Will proceed to small claims if not paid.
 - 2295 Riva Ridge: Board still asking MGM to verify if this address is in our association. MGM asking us to figure this out and this is something we are not capable of. PLEASE figure out or call Kevin with questions.

- 2520 Canonero Way: MGM asking about recording issue about this house. Homeowners have stated they will not be apart of association until berm is complete. Recording issues have not been addressed at this time.
- **New Business**
 - 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.
 - MGM invoice report: Bill to review and submit to Kevin for approval
 - Board approved filter repair for our sprinklers
 - Moving 62.40 to bad debt for 11482 Greyling. Billing errors for landscape clean up board feels we will not recoup this fee please send to bad debt.
 - Allowing US Bank CD to continue maturing and establishing the current rate through 6-7-09
 - Ada County Paramedics want to meet with homeowners. Please send an invite to attend our April annual meeting
 - 11450 Greyling: received check from Country Wide Home Loans for prorated dues. Fell short 7.27 Please move to bad debt.

Miscellaneous Concerns:

- None

Board To Do:

- Draft newsletter

Meeting Closed: 7:57 PM

**Next Meeting: December 2, 2008
6:30 Jones' Residence**