

PepperHills #2- Home Owner's Association Board Meeting
Tuesday December 2, 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 \$25,220.94 for Current 2008 year
- Budget is set for \$26,250.00 for Current 2008 year
- Collected over 96.1% budget
- Ending balances for savings is \$62,820.72 as of 2008
- Customer Balance Summary is \$1,679.79
- Financials approved

Board Business:

- **Old Business**
 - Reviewed minutes from last month's meeting
 - 2306 S. Rushmore-Tabled for January invoicing
 - Berm Update: Board still has heard nothing from the Assistant Fire Marshall Mark Senteno about the approval of the Cloverdale Berm process. Board to submit one final phone call and email for approval. The board stated in the message and email that no response would indicate approval to move forward. (Placed a call to both Mark Senteno and Gordan Goldsmith)
 - 11481 W. Divide Pass owner sent to processor
 - Still waiting on Status homes to do clean up on empty lots. Board received correspondence on 11/19 that it would be taken care of. As of today still not done.
 - Empty lots have been removed from open invoices. Thank you
 - 11493 W Tioga: Board sent final certified letter. Waiting for response. Will proceed small claims next month if no response
 - 2295 Riva Ridge: Still have not heard from MGM if this home is in fact in PH2. Please look into.
 - Recording issue table indefinitely. (This in regards to MGM inquiry into 2520 Canonero Way)
 - Board VERY happy with Blue Ribbon Landscaping. Contract continues through 2010.
 - Winter newsletter arrived 12/2

- **New Business**

- Board had Blue Ribbon install 2 underground valve boxes (sprinklers) to help recess PVC pipes and filters below ground. The total cost was \$525.00
- MGM paid State Farm \$1239.00 for condominium policy for Dec 08 to Dec 09. Board is questioning MGM about charge. Concerned we might have paid a Pepperwood Estates bill. We have currently paid \$519.00 already this year to State Farm and have only previously budget \$720.00.
- Board reviewed changes to the 2009 budget. Dues will remain the same. A few itemized expenses added. The board is anticipating spending \$27,880 for the 2009 year. A motion was made to approve the budget a 2nd was given and all approved.
- Board approved the payment of delinquent taxes on common area land. Total expense was \$36.66 for the past 3 years.
- Board received infraction report from MGM for month of Nov/Dec. Send friendly reminders.
- Board received 2 notices of bankruptcies in the association. Board questioning whether or not the sales include their homes in our association. Board requesting information from MGM.

Miscellaneous Concerns:

- **None**

Board To Do:

- **None**

Meeting Closed: 7:57 PM

**Next Meeting: January 27, 2009
6:30 Jones' Residence**