

PepperHills #2- Home Owner's Association Board Meeting
Tuesday April 14, 2009

Attendees:

Kevin McNeese, Korrin Rue, William Jones, Board Members
Mike Madsen: MGM Management

Call to Order at 6:30 PM

Agenda Items:

Association Issues/Concerns

Financial Information: (Now reflects 2009 budget only)

- Total Income is 17,961.81 for Current 2009 year
- Budget is set for 27,880 for Current 9,571.19 2009 year
- Collected 64.4% of budget
- Ending balances for savings/checking is 83,346.29 as of 2009
- Customer Balance Summary is (amount still owed by homeowners)
- Financials approved

Board Business: Association Issues/Concerns:

- Kevin cleaned up empty lots for Status Homes. Board was tired of waiting
- Took down Status Homes Sign at the entry of our neighborhood

Miscellaneous Concerns:

- None

Board To Do:

- None

Board Meeting Closed: 7:00 PM

**Next Meeting: Board Meeting
 Tuesday June
 Jones Residence**

**Annual Homeowners Meeting
April 22, 2008
Pepperidge Elementary Library**

Board moved into annual homeowners meeting at 7: 00 PM

Call to Order

- 7:07 PM

Call for Proxies

- Collected

Establish Quorum

- No quorum: No CCR or amendments made without a 75% quorum

Welcomed Homeowners

- Introduced Board

Financial Report

- Presentation by Mike Madsen: MGM Management
- Reviewed financials discussed savings
- Homeowner made motion to make donation to Pepperidge Elementary for use of school. Homeowners approved a donation of \$100.00 for 2009
- Reimbursements for Board for 2009
- 2008 Actual
- 2009 Budget

Homeowner Delinquencies

- Reviewed delinquencies. Homeowners not paid by May 1st will be sent to small claims.

Landscaping

- Gave homeowners update about our new company. Everyone seems please with the progress and improvements thus far

New Business

- Neighborhood Projects/Concerns
 - Vinyl Fence Issue-replacing the wood fence and putting up vinyl
 - Concerns raised from homeowners
 - Developer owns land could have property rights
 - Sharing the cost of the fence with the developer/town homes
 - Ask developer to pay for half (owners of town homes)
 - Homeowners expressed a preference to finish the landscaping first
 - If we cannot get access to berm homeowners want to improve existing fence.
 - Suggestion from homeowner to contact AMA? to get a treatment for the fence in bulk
 - Request from homeowner to follow up with developer and send out newsletter with update.

- Homeowner expressed concern over the strictness of violation reports. Board will address.

Discussion of Committees: No Volunteers at this time

- Social Committee:
- CCR review committee
- ACC Committee
- Welcoming Committee/Block Captain

Open Election

- Opened nominations for 2 board members
 - Korrin Rue
 - Bob Rawlings
 - Cynthia Mullis
- Korrin Rue and Bob Rawlings welcomed to the Board

Any other Business

- Board conducted a drawing for reimbursement of dues for attending the annual meeting.

Winner: Jimmy Liao
2686 S. Canonero Way
Boise, Idaho 83709
208-340-7111

MGM To Do:

- Get Ballard bids for emergency access road

Motion made to close the meeting. Second was made from the floor.

Meeting closed at 8:42 PM