

NEW MINUTES FORMAT

PepperHills #2- Home Owner's Association Board Meeting
June 2, 2009

Attendees:

Korrin Rue, William Jones, Bob Rawlings: Board Members

Call to Order at 6:30 PM

Agenda Items:

Board Packet Review

New Business

Homeowner Concerns

Board Business:

- Introduced Bob to the board and updated positions. Here is the decision of the board
 - Korrin: President/Secretary
 - Bob: Vice President
 - Bill: Secretary

Financial Information: As of May 28, 2009

- Total Income is \$19, 196.81 for Current 2009 year
- Budget is set for \$27,880.00 for Current 2009 year
- Collected over 69% budget
- Ending balances for savings is \$73,308 as of 2009
- Customer Balance Summary is \$8,316
- Board made a motion to send all homeowners on the Customer Balance Summary to get a 30 day demand letter for dues. Next month it will be a 15 day demand.
- Financials approved

Prior Minutes:

- Board Approved minutes from last month

Homeowner Issues/Concerns:

- 11481 W. Divide Pass: Sent to small claims (*Ongoing*) **MGM to continuing pursuing**
- 11493 W Tioga: Sent homeowner to small claims. Papers signed today. (*Ongoing*) **MGM what is the status with this? Do we have a court date?**
- Board received bankruptcy filings for 11631 W. Wagon Pass (*New*)
- 11450 W Greyling: Requesting fence approval from board. **Approved**
- 11632 Hollandale: Received letter from a concerned homeowner about the maintenance of the lot upkeep. Board requests that MGM send a letter to a

Federal Home Loan Mortgage Company. 1417 N, Magnolia Ave. Ocala, FL 34475

- 2283 S. Petra: Current on payment plan with HOA for dues (*Ongoing*) **Board sending letter indicating the payment plan is up and must pay in full.**
- 2550 S. Canonero: Warranty deed and tax sheet requested to see where they fall in recordings. (*Ongoing*)
- 11631 Wagon Pass received bankruptcy notice on this property. Also received a letter from their attorney requesting contacting the homeowner must cease. Board will comply (**New**)
- Homeowner Requested approval for shed to built at 11452 W. Netherland Crt. Board Approved (**New**)
- Board received letter from Homeowner John M. on XXXXX Colleen. Letter addressed the following concerns (*New*)
 - Wants a permanent barrier installed for the access road on Colleen and Cloverdale. **Board Response: We are working on getting the bids right now. This is a top priority for our summer projects. We expect to have it done by the end of the summer season**
 - Asking about the home at the end of the cul-de-sac being apart of the subdivision. Wondering why we maintain the berm on Cloverdale in front of this home if the home is not apart of the association. **Board Response: We own the berm along Cloverdale close to Colleen so therefore we are legally responsible for maintaining the property. As for the homeowner we will offer an invitation to join the association but due to recording issues are not bound to accept**
 - Send an official letter to John L. Scott about maintaining their homes for sale in the Status Home section. **Board Response: We have contacted the city and are tracking down the official owners of the homes to enforce lawn maintenance. After sufficient notice and due process we will have our landscape company assume maintenance. This process can take 2-3 months. The city is aware of the neglect.**
 - Wanting the empty lots at the end of Colleen and Rushmore to be turned into a park **Board Response: As nice as this would be those lots are owned by the developer and is not interested in giving over to the association for a park.**
 - Contract to have the fence stained and sealed. **Board Response: We have approved a bid submitted. The fence in front of the school will be repaired and the entire fence along Hollandale by Status Homes, the fence in front of the school and the short fence along Hollandale will all be power washed and repainted/stained. We have requested this project be completed by the end this month.**
 - Wanting a fence to surround the entire neighborhood: **Board Response: For the most part the common areas on berm property that we own does have a fence. We are looking at installing a fence on the Cloverdale/Colleen berm and are working on getting those bids now. There are no plans in the future to install a fence along the back of the homes in the Status Homes area. Since this is homeowner property it**

would be a large expense for the association when usually that is individual homeowner responsibility. As the berm is completed on Canonero through to Victory we will address the expansion of the fence at that time.

Association Issues/Concerns:

- Berm Update/Access Road: Board is working on putting up ballards for the road
- 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. *Still questioning this payment. Board to determine need for this payment (Updated) 6-2 Cleared up with MGM. Payment was correct*
- Still waiting on Status homes to do clean up on empty lots. Board will has a call into the City of Boise as of 5/25. *(New and Ongoing)*
- Board reviewed 3 bid for staining and repairing fence. Board approved the bid from Golden Hands Painting. Korrin to contact company to get project started. *(New)*
- Board discussed the idea of installing a new fence along the Cloverdale/Colleen road (by access road) Will ask MGM to submit 3 bids to build. *(New)*

MGM Requests:

- **See Checklist (To-Do) in board book**
- **MGM to resume to doing weekly drive-thrus and violation reports. Bill to be out of commission this summer!!**
- **Please get 3 bids for permanent fire approved post for the end of our Cloverdale/Colleen Bid. ASAP PLEASE!**
- **Please get 3 bids for building a fence on Cloverdale and Colleen for a wood fence.**
- **Please email John Mills at (jndmils@hotmail.com) a copy of this month's minutes where he can see we addressed his email.**
- **Again, Check To List for additional items. THANK YOU!**

Board To Do:

- **None at this time**

Miscellaneous Concerns:

- **None**

Meeting Closed: 8:10 PM

Next Meeting: Tuesday July 1st at 6:30 PM
Rue Residence