

NEW MINUTES FORMAT

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

Attendees:

Korrin Rue, Bob Rawlings: Board Members
John Mills-Homeowners

Absent:

William Jones: Board Member

Call to Order at 6:30 PM

Agenda Items:

Board Packet Review
New Business
Homeowner Concerns

Prior Minutes:

- Made Corrections to the June minutes-let it reflect that William Jones is Treasurer of the board and not Secretary
- Also let it reflect that the June board minutes were dated incorrectly and said March 10th instead of June 2nd
- Board approved minutes from the last month with these changes

Financial Information: As of May 28, 2009

- Total Income is \$19, 561.81 for Current 2009 year
- Budget is set for \$27,880.00 for Current 2009 year
- Collected over 70.2% budget
- Ending balances for savings is \$70,783.28 as of 2009
- Customer Balance Summary is \$8,296.19
- Board made motion and approved the mailing of 15 day demands to all homeowners still outstanding with dues
- Financials approved

New Business:

- **Homeowner visit-John Mills:** Board discussed with John in detail about his last email. Gave updates and answered questions.
- **Open Invoices:** Send 15 day demands on all open invoices
 - 2520 Canonero Way-please remove from open invoices NOT in our subdivision. -Remember the attorney/recording issues.
- **Drive thru report**
 - Send friendly reminders to those marked YES

Letters Received & Homeowner Issues/Concerns:

- 11631 Wagon Pass: Homeowner concerned about the lot maintenance. Board sending a 30 day demand to continue the due process. Will continue in at the end of 30 days to get the lawn maintained. (New)

- 11543 Wagon Pass: Board approved via email the waiver of the 20.00 fee. Please remove from account if not done already. (*New*)
- 12152 Colleen: Board voted 2-1 to send invitation letter to join the association. Waiting for reply. (*New*)
- Received notice of Status Homes filing bankruptcy on existing lots and homes in that section of our neighborhood. Paperwork filed. (*New*)
- 2630 Canonero Way: Board approved fence project and gate for RV parking. Board made stipulation that the fence on the Canonero Way side not extend past their home as required in the CCR's. Send letter (*New*)
- 11481 W. Divide Pass: Board voted 3-0 to be done with pursuing the debt on tis account for small claims. Server has done all it can. Board has exhausted all resources. Home has sold and new owners should not be responsible for the debt. Move 388.00 to bad debt. Close this issue. (*Ongoing*)
- 11493 W Tioga: Sent homeowner to small claims. Papers signed by Kevin and not valid. (*Ongoing/New*)
- 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. **7-7-09 Send 15 day demand** (*Ongoing*)
- 2283 S. Petra: Current on payment plan with HOA for dues (*Ongoing*) **House sold this month new owners will assume the rest. Board finished.**
- 2550 S. Canonero: Warranty deed and tax sheet requested to see where they fall in recordings. (*Ongoing*)

Board Projects & Association Issues/Concerns:

- Berm Update/Access Road: Board is working on putting up bollards for the road (*Ongoing*)
 - Board received 2 bids-one for delineators and one for bollards. The company is quoting us for the incorrect area. Korrin will contact the company to get a meeting to start outlining the correct area.
- 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. (*Ongoing*)
 - Because of foreclosures in this area as of this month, board look at options to maintain the lots ASAP and keep the landscaping up to date.
- Golden Hands painting started the fence staining project on 7/6/09 to be completed by 7/13/09
- Board discussed the idea of installing a new fence along the Cloverdale/Colleen road (by access road). Will pursue when bollards are installed and that project is complete. (*Ongoing*)

MGM Requests:

- **See Checklist (To-Do) in board book**
- **See minutes for other information**

Board To Do:

- **Korrin:** Contact Bollards Company for an in person meeting about the project to get an idea about materials. Will notify other board members of meeting to attend.

Miscellaneous Concerns:

- None

Meeting Closed: 8:05 PM

Next Meeting: **Tuesday August 4th at 6:30 PM**
Jones Residence