

**\*NEW MINUTES FORMAT\***

PepperHills #2- Home Owner's Association Board Meeting  
Thursday August 6, 2009

**Attendees:**

Korrin Rue, Bob Rawlings: Board Members

**Absent:**

William Jones: Board Member

**Call to Order at 4:00 PM**

**Agenda Items:**

Board Packet Review

New Business

Homeowner Concerns

**Prior Minutes:**

- Board made correction to the July minutes-the date should have read Tuesday July 2, 2009 instead of June.
- Board made a motion to approve prior months minutes

**Financial Information: As of May 28, 2009**

- Total Income is \$20,171.81 for Current 2009 year
- Budget is set for \$27,880.00 for Current 2009 year
- Collected over 72.4% budget
- Ending balances for savings is \$68,586.37 as of July 30, 2009
- Customer Balance Summary is \$6,544.19
- Financials approved

**New Business:**

**Letters Received & Homeowner Issues/Concerns:**

- Board would like 15 day demand letters sent one more time to open invoices marked in the board book. Please indicate in the letter that we understand that economic times are tough and if they communicate with us, we will work with them. If we hear nothing in 15 days, next month we WILL file small claims *(New)*
- 11631 Wagon Pass: Board moved 20.00 to bad debt for a certified demand charge. Home filed bankruptcy, court ordered not to contact homeowner for collections. Board complying *(New)*
- Board approved new contract with MGM Management Company. *(New)*
- 11482 Greyling: Board received email about the friendly reminder sent about their yard. Korrin emailed a response from the board. Will make note of it for future drive thrus-if not improved will address in the future. *(New)*
- Board approved the condensing of dues for 3 lots in the Status Homes section. Homeowner will be required to pay one set of dues.

- 12152 Colleen: Board voted 2-1 to send invitation letter to join the association. Waiting for reply. (Ongoing)
- 11493 W Tioga: Sent homeowner to small claims. Papers signed by Kevin and not valid. Korrin signed new papers on 8-6-09 and will be sent to small claims. Board will decide who attends the hearing. (*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*)
  - **Update:** Letters have been sent. Please notify Hans to do lawn maintenance on this property. Board authorizes you to pay Hans and Blue Ribbon but apply the charges to this home. (New)
- 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. (*Ongoing*)
- 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
  - 1<sup>st</sup> phase of the painting project done- 2<sup>nd</sup> phase beginning in August.
  - Due to mis-communication with the board and Golden Hands Painting the original color did not turn out. The Board has received several complaints about the color. Board has decided to approve the re-painting to the fence and to approve the second phase of the project. The color choices are Ember (SW-3029) for the main fence and for the trim color on Hollandale to be Almond Tree (SW-3047).
- 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:** 5:01 PM

**Next Meeting:** **Tuesday, September 8, 2009**  
**Rue Residence**