

NEW MINUTES FORMAT
PepperHills #2- Home Owner's Association Board Meeting
Tuesday September 8, 2009

Attendees:

Korin Rue, Bob Rawlings, William Jones: Board Members

Charles Ulwelling, Homeowner

Absent: None

Call to Order at 4:00 PM

Agenda Items:

Board Packet Review

New Business

Homeowner Concerns

Prior Minutes:

- Board reviewed last months minutes-no corrections or changes
- Board made a motion to approve prior months minutes

Financial Information: As of September 8, 2009

- Total Income is \$21,409. 89 for Current 2009 year
- Budget is set for \$27,880.00 for Current 2009 year
- Collected over 76.8% budget
- Ending balances for savings is \$66,618.80 as of September 8, 2009
- Customer Balance Summary is \$5,985.19
- Financials approved

New Business:

Letters Received & Homeowner Issues/Concerns:

- Charles Ulwelling, 2219 Riva Ridge-came to present a proposal to build a permanent basketball hoop as well a shed. (Board Approved)
- 12084 W. Colleen. Homeowner Concerned about a car in the front of their home leaking oil. Please send friendly reminder. (New)
- Board reviewed Open Invoices and sent 5 homes to small claims. The board is holding off on any empty lots or homes that are foreclosed on.
 - 11490 W. Coleen
 - 11610 W. Hollandale
 - 11618 W. Wagon Pass
 - 11642 W. Wagon Pass
 - 2476 S. Petra Pl.
- Board reviewed the violation reports and approved the friendly reminders to be sent.
- Received a letter from a homeowner regarding the concern of a few neighbors. The board approved sending friendly reminders to 11676 W. Hollandale and

11698 W. Hollandale for yard maintenance. Homeowner also expressed concern over the condition of the backyard of 11653 W. Coleen. Since the board has no jurisdiction over backyards the board will recommend that the homeowner call the city to enforce this. (New)

- Please contact Hans to do lot clean up on ALL the homes that are empty in the Status Homes section. We did this last year and charged the fees to the individual homes/lots. Make sure they include 11632 W. Hollandale. Korrin will follow up with a call. (New)

Old Business

Letters Received & Homeowner Issues/Concerns:

- 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*)
 - Waiting on process server
- 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. (Old)
- 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*)
 - Homeowner John Mills agreed to assist the board in this project. Jeff is to be contacted.
- 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.
 - Board requesting landscape company to clean up the Status Home lots/houses. Due process has been served.
- Golden Hands painting started the fence staining project on 7/6/09 to be completed by 7/13/09
 - 1st phase of the painting project done- 2nd 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).

- Final Project to be completed by Saturday September 12, 2009
- 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-follow up with John about the bollards and Hans with landscape cleanup.**

Miscellaneous Concerns:

- **None**

Meeting Closed: 7:41 PM

Next Meeting: **Thursday October 8, 2009**
Rue Residence
6:30 PM