

NEW MINUTES FORMAT

PepperHills #2- Home Owner's Association Board Meeting
Tuesday October 6, 2009

Attendees:

Korrin Rue, Bob Rawlings, William Jones: Board Members

Absent: None

Call to Order at 6:30 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 \$21,993 for Current 2009 year
- Budget is set for \$27,880.00 for Current 2009 year
- Collected over 78.7% budget
- Ending balances for savings is \$67,212.00 as of October , 2009
- Customer Balance Summary is \$6,091.00
- Financials approved

New Business:

Letters Received & Homeowner Issues/Concerns:

- Board Reviewed Open Invoices. Process server is attempting to serve the 5 homes sent to small claims last month.
- Received information on sprinkler blow outs. MGM left out information on the price. Will wait to confirm cost.
- Board reviewed the violation reports and approved the friendly reminders to be sent.
- Discussed letters received
 - Homeowners concerned about the vacant home lots. Hans to be fixing this week. Contacted homeowner
 - 11542 Wagon Pass: Contacted board about the letter they received in regards to their lawn. Board appreciates the update.
 - Still trying to contact 11654 W. Hollandale about the letter they sent. Homeowner has been not home when Korrin has attempted to visit. Will try again.

- Board would like MGM to contact John L. Scott regarding the trash cans outside the empty homes in the Status Homes section. Please ask the realtors to open up these garages and put the trash cans back in. ☺ (323-4000)

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
- 2550 S. Canonero: Warranty deed and tax sheet requested to see where they fall in recordings. (*Ongoing*)
- Board reviewed Open Invoices and sent 5 homes to small claims last month. Waiting for the process server to contact us about the hearing dates. Small claims is backed up right now due it an increase in small claims filings ☺ (*Ongoing*)
 - 11490 W. Coleen
 - 11610 W. Hollandale
 - 11618 W. Wagon Pass
 - 11642 W. Wagon Pass
 - 2476 S. Petra Pl.

Board Projects & Association Issues/Concerns:

- Bollards were installed and look great!! We have an official emergency access road. Thanks to John Mills (Homeowner) for assisting the board on this project. (*Completed*)
- 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*)
 - (8-04)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.
 - (9-6) Board requesting landscape company to clean up the Status Home lots/houses. Due process has been served.
 - (10-6) Hans with Blue Ribbon to complete yard clean up on foreclosed homes starting on October 7th.
- Golden Hands painting finished the fence re-painting project. New color looks great and the new added sections really tie the neighborhood together. Thanks to Eddy from Golden Hands. (*Completed*)
- 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*)
 - (10-6) Now that bollards are installed, next spring we will look at getting a fence installed along Cloverdale.

MGM Requests:

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

Board To Do:

Miscellaneous Concerns:

- **None**

Meeting Closed: 7:42 PM

Next Meeting: **Tuesday November 4, 2009**
Rue Residence
6:30 PM