

NEW MINUTES FORMAT
PepperHills #2- Home Owner's Association Board Meeting
Wednesday November 18, 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 \$22,372.08 for Current 2009 year
- Budget is set for \$27,880.00 for Current 2009 year
- Collected over 80.2% budget
- Ending balances for savings is \$65,169.08 as of November 17, 2009
- Customer Balance Summary is \$6,217
- Financials approved

New Business:

Letters Received & Homeowner Issues/Concerns:

- 11610 Hollandale: Received a letter from this homeowner about the concern for being sent to small claims. The Board is sympathetic to his position and activities but the homeowner was given numerous notices and ample time *before* being served to small claims. The status of his HOA account still stands (3-0 Board Vote)
- 11491 Coleen: Homeowner concerned about 11528 Coleen. There is a rooster crowing at all hours of the night. Letters will be sent to the complainant to call code enforcement and the HOA will send a letter to 11528 Coleen for a CCR's violation on livestock.
- 2311 Rushmore: House closed as the lot invoices were being processed. The title company will not accept the new charges. Board writing off 245.00 to bad debt. MGM to send a letter to the homeowner explaining what we did on their behalf
- Board ok'd the payment for our insurance renewal for next year (1,260.00)
- Board trying to pursue the ownership of the Hollandale/Canonero Berm. The developer is in foreclosure and the board would like ownership of this land. Requesting MGM to look into our options.

- 11482 Greyling: Sent board a notification of her grass sodding project. Board requesting MGM to send letter of thanks and approval of the project done.
- 11490 Coleen: Requesting to work out a payment plan for the dues and small claims. Board has approved but it will include 09 dues, small claim fees and 2010 dues that are upcoming.
- 11483 W. Coleen: MGM please send a letter to homeowner regarding his trailer parked out front. We have been patient as they are new homeowners.
- 11503 W. Greyling: Please send a letter to the homeowner regarding his car parked on the empty lot next door to him (not even his property)!
- Board reviewed the 2010 budget: Board made adjustments to expenses next year to try and cut down on cost and prevent the increase in dues. Small claims and homeowners not paying dues was a bit hit to our budget this year.
- Korrin to contact Kevin about doing the newsletter for December!

Old 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.
 - *Homes were served. Waiting on court dates*
- Received information on sprinkler blow outs. MGM left out information on the price. Will wait to confirm cost.
 - *Update: Sprinklers were blown out by Blue Ribbon*
- 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)
 - *John L. Scott never responded-Bill took care of it!!*
- 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*
 - *11-19-09 still no word??*
- 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 (stopped small claims-making a payment plan for the ENTIRE balance)*
 - *11610 W. Hollandale (waiting on court date)*
 - *11618 W. Wagon Pass (waiting on court date)*
 - *11642 W. Wagon Pass (waiting on court date)*
 - *2476 S. Petra Pl. (court date set for January 15th-Bob will attend)*

Board Projects & Association Issues/Concerns:

- 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.
 - ***Project completed in October!! Thanks Hans!***
- 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.
 - 11-18 John Mills (homeowner) has volunteered to tackle this project in the spring

MGM Requests:

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

Board To Do:

Miscellaneous Concerns:

- **None**

Meeting Closed: 8:01 PM

Next Meeting: **Wednesday December 3rd at 4:00 PM**
Rue Residence
4:00 PM