

**\*NEW MINUTES FORMAT\***  
PepperHills #2- Home Owner's Association Board Meeting  
Monday December 14, 2009

**Attendees:**

Korrin Rue, Bob Rawlings – Board members

**Absent**

William Jones: Board Member

**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 \$16,935.97 for Current for 2010 year
- Budget is set for \$27,880.00 for Current 2010 year
- Collected over 60.7% budget
- Ending balances for savings is \$71,189.60 as of February 24, 2010
- Customer Balance Summary is \$18,605.00
- Financials approved

**New Business:**

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

- 11503 W. Greyling: Please send 2nd letter to the homeowner regarding his car parked on the empty lot next door to him (not even his property)! If it is not moved the board will be forced to have it towed at the owner's expense
- Reviewed Open Invoices-
  - 2335 Petra – still has not paid dues. Send FINAL 15 day demand or we will pursue small claims
- 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.
  - Budget for 2010 approved

## Old Business

### Letters Received & Homeowner Issues/Concerns:

- 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. (*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*)
  - Waiting on process server
  - 11-19-09 *still no word??*
  - (*12-14-09*) Going to small claims and mediation
- 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 (*January court date*)
  - 11618 W. Wagon Pass (*January court date*)
  - 11642 W. Wagon Pass (*January court date*)
  - 2476 S. Petra Pl. (*court date set for January 15<sup>th</sup>-Bob will attend*)

### Board Projects & Association Issues/Concerns:

- 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
  - 12-14 will pursue in the spring

### MGM Requests:

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

**Board To Do:**

- Korrin to finish newsletter

**Miscellaneous Concerns:**

- None

**Meeting Closed:** 4:45 PM

**Next Meeting:** TBA and location TBD  
Korrin out on Maternity leave through March- board working through email during January. We reconvene in February