

NEW MINUTES FORMAT
PepperHills #2- Home Owner's Association Board Meeting
Friday February 25, 2010

Attendees:

Korrin Rue, Bob Rawlings, William Jones – Board members

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 February 24, 2010

- 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:

- Board made a decision (vote 3-0) to retain an attorney to conduct a legal investigation on the validity of our subdivision recordings and application of CCR's to our association and individual homes. The board feels it is finally necessary to review this problem brought on by the former developer and fix it. At this time we will put any financial matters on hold for the time being.
- Reviewed New Open Invoices
 - On Hold pending our legal investigation
- Reviewed Old Open Invoices-
 - 2335 Petra – still has not paid dues. Send FINAL 15 day demand or we will pursue small claims
 - 2-26-10 *Update*- On hold until further notice pending our legal investigation.

Old 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 (*resolved- homeowner moved car*)
- 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 to an increase in small claims filings ☺
(**Updated/Ongoing**)
 - 11490 W. Coleen (*stopped small claims-making a payment plan for the ENTIRE balance*)
 - 11610 W. Hollandale (*homeowner did not show-ruling in favor of board can pursue liens on property to collect payments if necessary*)
 - 11618 W. Wagon Pass (*homeowner did not show-ruling in favor of board can pursue liens on property to collect payments if necessary*)
 - 11642 W. Wagon Pass (*homeowner did not show-ruling in favor of board can pursue liens on property to collect payments if necessary*)
 - 2476 S. Petra Pl. (*settled in mediation*)
- 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. (**Updated/Ongoing/New**)
 - Waiting on process server
 - 11-19-09 *still no word??*
 - (12-14-09) Going to small claims and mediation
 - *Homeowner did not attend court date- can pursue other legal action*
- 2550 S. Canonero: Warranty deed and tax sheet requested to see where they fall in recordings. (*Will discover in the legal investigation-tabled for now*)

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
 - 2-26-10 On hold pending our legal investigation

MGM Requests:

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

Board To Do:

- Korrin to contact attorneys and report back to board at next meeting

Miscellaneous Concerns:

- None

Meeting Closed: 4:45 PM

Next Meeting: **March 23, 2010**
Rue Residence
6:30 PM

Addendum to the February Minutes: Added 3-10-10

Board member Bill Jones will be unavailable for 2 months to tend to a family situation in Arizona. For the time being the board has approved the request of Bill Jones to have an interim board member to fill his seat. By a voice vote (3-0) via the phone the board approved the placement of Kevin McNeese to temporarily fill Bill Jones' position as Treasurer and ACC Chairman. Kevin will be granted full voting rights as a board member start Monday March 14 2010 ending May 1, 2010.