

NEW MINUTES FORMAT

PepperHills #2- Home Owner's Association Board Meeting
Tuesday March 23, 2010

Attendees:

Korrin Rue, Bob Rawlings, Board Members
Kevin McNeese- Interim Board Member for William Jones

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 with the addendum
- Approved 3-0

Financial Information: As of March 22, 2010

- Total Income is \$30,185.97 for Current for 2010 year
- Budget is set for \$27,880.00 for Current 2010 year
- Collected over 108.3.% budget
- Ending balances for savings is \$82,081.60 as of March 22, 2010
- Customer Balance Summary is \$10,131.50
 - Board noticed a dramatic increase in this month's income. Upon examining the financials the board found several large deposits on lots including transfer fees. The board will inquire about this large deposit with MGM.
 - Financial approved (3-0) at this time

New Business:

Letters Received & Homeowner Issues/Concerns:

Upcoming Events:

- The Easter Egg Hunt is scheduled for April 3rd at Peppermint Park. The board will be assisting Pepperhills1 with the events
- The Annual Homeowner's Meeting is scheduled for Thursday April 29th at 6:30 PM at Pepperidge Elementary School. The Board will send out notices in the upcoming spring newsletter.
 - The board also approved the annual drawing for dues.
- The Joint Community Garage Sale combined with Pepperhills1 will be Saturday May 23rd from 8-2. The Idaho Youth Ranch will come by and pick up any leftover items.

Letters Received

- Email from Waylon Pearson regarding fence concerns. Board sent email explaining homeowners had gone through the various process to have their fences approved
- 2222 Rushmore: Submitted house plans Board approved (3-0)
- 2475 S. Petra: Requesting Shed approval and greenhouse. Board approved (3-0) building of these structures as long as they meet city requirements and match the exterior color of the home.

Board Business

- Board approved (3-0) a 2 year contract with Blue Ribbon Landscaping. By signing a 2 year contract the board saved 2% each year. The yearly fees are divided out through each of the 12 months making our monthly payments \$841.00
- Board approved (3-0) for reimbursement of dues for board members. This was presented at the annual homeowner's meeting to compensate the board members for their time. \
- Board approved (3-0) the retention of Givens Pursley Law Firm to conduct the investigation on plot recording issues and application of CCR's.
- Reviewed Open Invoices- placed these on hold again for the month of April while still waiting on 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.
 - 3-23-10 *Update*- On hold until further notice pending our legal investigation.

Old Business

Letters Received & Homeowner Issues/Concerns:

- 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 😊

(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*
 - 3-22-10: *Finding out about our options for the next step*
- 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
 - 3-23-10 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 work on Spring Newsletter and get to Kevin

Miscellaneous Concerns:

- **None**

Meeting Closed: 7:25 PM

Next Meeting: **April 13, 2010**
Rue Residence
6:30 PM

Annual Homeowners Meeting: **Thursday April 29, 2010**
Pepperidge Elementary
6:30 PM