

PepperHills #2- Home Owner's Association Board Meeting
Thursday April 29th 2010

Attendees:

Korin Rue, William Jones, Bob Rawlings Board Members
Kevin McNeese – Interim Board Member for William Jones
(still had voting rights until May 1st)
Mike Madsen: MGM Management

Call to Order at 5:40 PM

Agenda Items:

Financials
Board Packet Review
New Business
Homeowner Concerns

Financial Information: As of April 29, 2010

- Total Income is 30,185.97 for Current 2010 year
- Budget is set for 27,880 for Current 2010 year
- Collected 116% of budget (27 lots dues & transfer fees were paid by the bank)
- Ending balances for savings/checking is 82,6383.93 as of April 29' 2010
- Customer Balance Summary is 7, 971.50 (amount still owed by homeowners)
- Financials approved (3-0 vote)

New Business: Review Book

Letters Received & Homeowner Issues/Concerns

Book Review and Board Business:

- Reviewed financial information
- Reviewed Open Invoices. Board agreed to put all Open Invoices on hold at this time pending the meeting with the attorneys.
- Reviewed Violation Report-Board approved the sending of friendly reminders-see book for specific violations
- Board approved the reimbursement of dues to the board members. MGM to cut reimbursement checks
- Board Reviewed update from Givens-Pursley Law firm regarding the plot recording issues. Board set to meet with the attorney on June 8th at 9am to discuss the findings.

Letters Received:

- 2311 Rushmore: Homeowner seeking approval for a fence. The homeowner is finishing the side portion of their fence with cedar. They are meeting appropriate CCR regulations and set backs. (Board approved 3-0)
- 2316 Riva Ridge: Homeowner seeking approval to extend their existing fence to match the fence of a neighbor behind them. Homeowner has already completed fence but is now seeking approval the board denied the request 2-1 (Kevin(Bill))

and Bob voted NO Korrin voted YES) however the board will take no action at this time with the homeowner concerning the fence.

- 2335 Rushmore Court: Board was notified of auction date of 8-19-10

Homeowner Issues/Concerns

- **None Present and no letter sent**

Old Business:

- 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 ☺
 - 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*)
 - (4-29-10 Update) The pursuing of the above mentioned properties is on hold pending the outcome of our legal investigation
- Open Invoice on **2335 Petra**
 - 12-31-09- still had not paid 09 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
 - 4-29-10 Update- On hold until further notice pending our legal investigation

Board Projects & Association Issues/Concerns:

- Easter Egg Hunt was a success. Board will reimburse PH1 for the costs and expenses.
- Joint Community Garage Sale will be Saturday May 22nd From 8-2

MGM Requests:

- Send due reimbursement checks to Bob and Bill for their 2009 dues

Board To Do:

- Attend meeting with attorney on June 8, 2010 at 9AM

Board Meeting Closed: 6:27 PM

Next Meeting: TBD after meeting with the attorneys