

AMENDED MINUTES  
CORRECTIONS APPEAR IN RED  
PepperHills #2- Home Owner's Association Board Meeting  
~~Tuesday June 22, 2010~~  
Tuesday June 16, 2010

**Attendees:**

Korin Rue, William Jones, Bob Rawlings Board Members  
Mike Madsen: MGM Management

**Call to Order at 10:00 AM**

**Agenda Items:**

Financials  
Executive Session-Closed Meeting  
Board Packet Review  
New Business  
Homeowner Concerns

**Financial Information: As of June 16, 2010**

- Total Income is 32,725.97 for Current 2010 year
- Budget is set for 27,880 for Current 2010 year
- Collected 117% of budget (27 lots dues & transfer fees were paid by the bank)
- Ending balances for savings/checking is ~~76,2623.64~~ 76,623.64 as of June 16, 2010
- Customer Balance Summary is 7,401.50 (amount still owed by homeowners)
- Financials approved (3-0 vote)

**Motion was made by Bob Rawlings to move to Executive session at 10:07 AM-  
Motion was 2<sup>nd</sup> by William Jones. Approved 3-0**

\*Board remained in closed Executive Session from 10:07 – 11:15 AM\*

**Motion was made by Bob Rawlings to move out of Executive Session and return to  
the general meeting at 11:15 AM-Motion was 2<sup>nd</sup> by William Jones. Approved 3-0**

**New Business: Review Book**

**Letters Received & Homeowner Issues/Concerns**

**Book Review and Board Business:**

- Reviewed financial information
- Reviewed Open Invoices. Board addressed 7 Open Invoices currently outstanding at this time in Pepperwood 9. The board will address each of these individually. The remaining homes on the Open Invoice list will be tabled at this time.

- 2335 Petra: Board will make a personal visit with a friendly collection reminder to this address. Board will inquire about making a payment plan to clear up dues
- 11676 Hollandale: **MGM to send friendly collection reminder at this time. Next month board to send a 15 day demand.**~~Board will make a personal visit with a friendly collection reminder to this address. Board will inquire about making a payment plan to clear up dues~~
- 11610 Hollandale: Board will make a personal visit with a friendly collection reminder to this address. Board will inquire about making a payment plan to clear up dues.
- 11490 Coleen: Board will make a personal visit with a friendly collection reminder to this address. Board will inquire about making a payment plan to clear up dues.
- 11534 Hollandale: MGM to send a regular friendly collection reminder at this time. Next month board will send a 15 day demand
- 11701 W. Coleen: MGM to send a regular friendly collection reminder at this time. Next month board will send a 15 day demand
- 2476 S. Petra: MGM to send a letter accompanied with the CCR's and supplemental declaration stating their lot is in the association. This homeowner had at once been taken to small claims where it was thought his house was out of the association. With inquiry from the board it has been shown they are in fact in the subdivision. The board is seeking payment of 2009 and 2010 dues and will move outstanding small claims fees to bad debt.
- 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 last month but considering the outstanding delinquencies has decided to hold off for the 2010 year.
- Board Reviewed information from the Given's - Pursley meeting.

#### **Letters Received:**

- 2316 Riva Ridge: Homeowner sent email regarding the denial of their fence approval. They also included plans to add a deck off the Master Bedroom. After re-examining the plans and reading the email, the board has agreed to approve these projects as long as the homeowner has sought proper city permits and permission (3-0 vote)
- 2295 Riva Ridge: Homeowner requesting the approval of a temporary vehicle cover. The board is concerned they do not have enough information about this project and are worried about the visual impact on the neighborhood. The board denies this request at this time pending visual drawings to understand the project. The homeowner may resubmit for further approval. (3-0 vote)
- 11482 Greyling: Homeowner seeking approval on plant improvements and fence. Board approved (3-0 vote)

- 11675 Coleen: Homeowner sent email after receiving a friendly reminder about the rocks in his front yard. Homeowner said project would be completed by the end of June. Board appreciate the update.
- Bankruptcy notice sent for properties related to Walker's. No direct impact at this time.
- Blue Ribbon sent quality report. Board reviewed and is pleased with the current status of our common areas.

### 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 ☺
  - (4-29-10 Update) The pursuing of the below mentioned properties is on hold pending the outcome of our legal investigation
    - 11490 W. Coleen (*stopped small claims-making a payment plan for the ENTIRE balance*)
      - **6-16-10 5-22-10 Update - Board making personal visit to encourage a payment plan**
    - 11610 W. Hollandale (*homeowner did not show-ruling in favor of board can pursue liens on property to collect payments if necessary*)
      - **6-16-10 5-22-10 Update- Board making personal visit to encourage a payment plan**
    - 11618 W. Wagon Pass (*homeowner did not show-ruling in favor of board can pursue liens on property to collect payments if necessary*)
      - **6-16-10 5-22-10 Update- No update on this property at this time- Tabled**
    - 11642 W. Wagon Pass (*homeowner did not show-ruling in favor of board can pursue liens on property to collect payments if necessary*)
      - **6-16-10 5-22-10 Update- No update on this property at this time- Tabled**
    - 2476 S. Petra Pl. (*settled in mediation*)
      - **6-16-10 5-22-10 Update- Board sending letter to collect dues from 2009 and 2010**
- 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
- 5-22-10 Update- On hold until further notice pending our legal investigation
- **6-16-10** ~~5-22-10~~ Update - Board making personal visit to encourage a payment plan

**Board Projects & Association Issues/Concerns:**

- Community Garage Sale went well considering the weather. The board sent a reimbursement check to Pepperhills 1 for half of the advertising costs. The check was for \$33.50

**MGM Requests:**

- Send due reimbursement checks to Kevin McNeese the winner of the dues contest at the HOA Annual Meeting
- Send the letters to the Open Invoices
- See the To – Do List in the board book

**Board To Do:**

**Board Meeting Closed:** 11:34 AM

**Next Meeting:** July 14, 2010  
10: 00 AM  
MGM Conference Room