

PepperHills #2- Home Owner's Association Board Meeting  
Wednesday July 14, 2010

**Attendees:**

Korrin Rue, William Jones, Bob Rawlings Board Members

**Call to Order at 10:15 AM**

\*Minutes approved from prior meeting as presented-will be will be amended with corrections

**Agenda Items:**

Financials

Executive Session-Closed Meeting

Board Packet Review

New Business

Homeowner Concerns

**Financial Information: As of July 13, 2010**

- Total Income is 32,900.97 for Current 2010 year
- Budget is set for 27,880 for Current 2010 year
- Collected 118% of budget (27 lots dues & transfer fees were paid by the bank)
- Ending balances for savings/checking is 74,308.93 as of July 13, 2010
- Customer Balance Summary is 7,046.50 (amount still owed by homeowners)
- Financials approved (3-0 vote)

**Motion was made by Bob Rawlings to move to Executive session at 10:18 AM-  
Motion was 2<sup>nd</sup> by William Jones. Approved 3-0**

\*Board remained in closed Executive Session from 10:18 – 10:30 AM\*

**Motion was made by Bob Rawlings to move out of Executive Session and return to  
the general meeting at 10:30 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: Last month the board addressed 7 homes specifically in Pepperwood 9 and tabled the others. This month the board had 6 o the 7 from last month to address again. The others are still tabled. Below is an individual update as of 7-14-10 and actions for this month for each home.
  - 2335 Petra: Board member (Bob) still pursuing a personal visit. Will still try to make contact. In the meantime-MGM to send a 15 day certified

demand with an invitation to attend our next meeting and make arrangements to pay off their dues.

- 11676 Hollandale: Home just recently sold-will wait until next month to see if dues have been cleared. If not will send another reminder and then a certified demand.
- 11610 Hollandale: Board member (Bill) tried to speak with homeowner but made little progress. MGM to send a certified demand with an invitation to attend our next meeting and make arrangements to pay off their dues.
- 11490 Coleen: Board member (Bob) still attempting to speak with the homeowner personally. In the meantime-MGM to send a 15 day certified demand with an invitation to attend our next meeting and make arrangements to pay off their dues.
- 11701 W. Coleen: Board member (Korrin) to make a personal visit to the homeowner. In the meantime-MGM to send a 15 day certified demand with an invitation to attend our next meeting and make arrangements to pay off their dues.
- 2476 S. Petra: Letter was sent certified making arrangements with the homeowner to write off court fees if they pay 2009 and 2010 dues. Letter asked the homeowners to respond by our next meeting with intentions.
- Reviewed Violation Report-Board approved the sending of friendly reminders-see book for specific violations

#### **Letters Received:**

- 2295 Riva Ridge: Homeowner requesting the approval of a temporary vehicle cover. The board was concerned they did not have enough information about this project. It was denied last month pending additional information. The homeowner provided it and the board approved (3-0 vote)
- 11493 Tioga: Bankruptcy notice sent on this home
- 2318 Rushmore: Board approved a fence relocation via email last month.

#### **Homeowner Issues/Concerns**

- **None Present and no letter sent**

#### **Old Business:**

- Board still pursuing 6 homes from last month in Pepperwood 9 on the Open Invoice List. See update in **Board Business**
- 11534 Hollandale: Had not paid dues last month. As of July 14, 2010-homeowner submitted their 2010 dues

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

- Board continuing to work with Givens-Pursley on the CCR's issue
- Board Inquiring MGM about their fees and charges to the association. Korrin to discuss this with Mike.

**MGM Requests:**

- Send the letters to the Open Invoices-see email from Korrin
- See the To – Do List in the board book

**Board To Do:**

- Korrin to inquire MGM about costs
- ALL-make personal visits to homeowners in Open Invoice Section

**Board Meeting Closed:** 11:25 AM

**Next Meeting:** August 18, 2010  
10: 00 AM  
MGM Conference Room