

PepperHills #2- Home Owner's Association Board Meeting  
May 3, 2011

**Attendees:**

Korrin Rue, William Jones, Bob Rawlings-Board Members

**Call to Order at 6:00 PM**

Minutes Approved for April

**Agenda Items:**

Financials

Executive Session-Closed Meeting

Board Packet Review

New Business

Homeowner Concerns

**Financial Information: As of May 3, 2011**

- Total Income is 15,702.50 ending our 2010 year
- Budget is set for 27,880 for Current 2010 year
- Collected 56.5% of budget
- Ending balances for savings/checking is 38,840.59 as of May 3, 2011
- Customer Balance Summary is 3,494.12 (amount reflecting only the homes billed as of to date, no home outside of PW9 )
- Financials approved (3-0 vote) **Bill made motion and Bob 2<sup>nd</sup>**

**New Business: Review Book**

**Letters Received & Homeowner Issues/Concerns**

**Book Review and Board Business:**

- Reviewed Financial Information
  - MGM still holding off on homes outside of PW9 before sending statements. Will do next month after confirming the list with Givens Pursely.
- Reviewed Continuing Open Invoices: These are the homes the board has been pursuing for the 2010 and 2011 year.
  - 11490 Coleen: Waiting on Attorney
  - 2476 S. Petra: Settled in mediation. Homeowner made current with dues and fees.
  - 11749 Wagon Pass: Homeowner paid off account.
  - 11642 Wagon Pass: Skip trace completed. Waiting on attorney.
  - 11502 Hiawatha: Empty lot, accidentally recorded as a home. No action.
- Reviewed Violation Report-Board approved the sending of friendly reminders-see book for specific violations

### **Letters Received:**

- 11610 Hollandale-Filed chapter 7 bankruptcy. Board will wait to see how this impact this years dues.
- Received a letter from the bank owning the 8 Status Homes in PW12. Working on getting the recording done.
- 11497 Divide Pass-received a letter regarding the trailer parked behind the fence at 11490 Wagon Pass. Board did a drive by and the fence and RV meet CCR's. Homeowner concerned about the view from his upstairs and backyard. Will inform homeowner.
- 11528 Coleen: Concern about the backyard continues from the homeowners around us. Backyards are out of the Association's jurisdiction. Filed a complaint with City Code enforcement case # 11-00444. Will let the City pursue now.
- Addendum Fence approval: Last month the board approved a fence for the homes at 2736, 2754 & 2826 Gatewood. Board issued a variance to homes to allow them to build on the sidewalk line, instead of a 2 foot set back. First payment to mailed to Tracy at Boise River Fence to start the project. Will be completed in the next few weeks.

### **Homeowner Requests/Approvals**

- **11637 W. Colen:** Board approved a RV variance until October 1<sup>st</sup> 2011 to allow the homeowner to park his RV for an extended period in front of his home and or in his driveway. A special circumstance brought to the board is why we offered this variance. (This request came following the Annual Homeowners Meeting and was indicated to the homeowner it would be reflected back in the regular Board Meeting Minutes. As a new member, John Mills was a part of this meeting and vote. **(approved 4-0)**)

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

- CCR Recording Update.
  - Letter will be finalized this next month to be sent out to the homes outside of the PH2 jurisdiction. Eric to draft the letter and MGM to mail out
- Board approved the implementation of new by-laws for the governing purpose of the board. It will also allow the board to open up new positions on the board and increase our participation from 3 to 5. Will be discussed at the annual meeting this evening. **(Bob made motion approve, Bill 2<sup>nd</sup> 3-0 vote)**
- Fence across the street from the school. Board authorizes the fixing of this fence. Will ask MGM to get some bids and get it repaired. It has been rumored the boards are being removed by some young children and may be in the creek below. Will finalize at next month's meeting. **(3-0 vote)**

### **MGM Requests:**

- See the To – Do List in the board book

### **Board To Do:**

**Board Meeting Closed: 7:00 PM**

