

## SLHOA BOARD MEETING MINUTES

July, 18, 2018

Location: Sharon's Office

**Present:** Kimberley, David, Sharon, Monte, Joan, Tiffany

**Absent:** Denise

### **Review of Minutes:**

The minutes were approved with no corrections.

### **Treasurer's Report:**

The Financial Report was presented by Kimberley and the SLHOA funds reflect the following balances:

Checking:	\$10,042.10
Reserve:	\$23,022.05

Kimberley added that the resident who previously held a long term debt to the HOA has paid in full and is current. In addition, there is only \$3200 in outstanding dues remaining to be collected.

Other invoices paid included: the last bill to Gardener's Choice for the hanging baskets, and the monthly payment to Mario's landscape. Kimberley also stated that currently PGE is updating their account numbers and she will report on that account at a later date.

### **Old Business:**

Monte reported that the SLHOA Zombie Website has been deleted.

Regarding the SLHOA flower beds at the entry way to Summer Lake, Kimberley will take photographs and send them to Gardener's Choice who in turn will give us a bid for plantings and care.

There was no update on the possible CERT training program.

### **New Business:**

The Board determined the next SLHOA newsletter should be published in September or October. At the August meeting, the Board will discuss possible content areas. Denise has previously agree to create and publish the upcoming issue.

### **Compliance:**

David reported that he has sent seven (7) letters to residents identifying areas of non-compliance. One of those seven letters was sent to the owners as the current resident is a renter. Discussion

ensued by the Board regarding what the next steps would be if/when owners/residents do not comply.

It was determined that the Board could levy punitive fines. In the CC&Rs, there is a fine table to support that approach. The owner/resident would be sent a letter indicating the amount fined for failure to maintain the property. The Board would then use the fine proceeds to hire Mario to bring the yard into compliance. One of the Board members asked for clarification of Mario's business insurance. Monte volunteered to contact Mario and ask for a copy of this insurance.

There were several addresses the Board discussed with possible compliance issues:

---11187 Summer Lake Drive – the covered truck in the driveway is a classic truck and therefore is not an issue

---12700 Glacier Lily – the weeds need to be taken care of

---11015 Summer Lake - since a number of compliance letters have been sent, Kimberley will have the lawyer draft a letter indicating the need to remove the debris on the side yard in a given amount of time

---11010 Summer Lake – there is new siding being installed and the owner asked for a color clarification. Sharon will take care of that question with the owner.

---There were multiple homes on Hawks Beard that have been a concern for sometime. The Board, at the August meeting, will again discuss the maintenance issues, resolve how many letters have already been sent, and then determine the next approach.

**Next Meeting:**

The next meeting is scheduled for August 15, 2018 at Sharon's Office

With no further agenda items, the meeting was adjourned.

**Executive Session:**

There were no agenda items to be acted upon.