

**Scott Mountain Homeowners Association**  
**Board Meeting of April 4, 2012**

Location: Fire Station, 9336 SE Causey

Board Members Present: Carl Feague, John Chapman, Dave Gilman, Jim Graham, Dan Otis, Ted Seble, Rick Wolff, Jay Moffitt

Absent: All Board members present

Homeowners and Guests Present: Janet Wolff, Marlene Lamarche

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Call to Order: 7:05 pm by Carl Feague

Minutes: Minutes of the March 6, 2012 Board Meeting were approved as submitted.

**COMMITTEE REPORTS AND DISCUSSION**

President: Carl Feague

Carl reported that he will send out notices to take down holiday decorations this month and notices for yard maintenance in May. He sent a letter to XXX SE 100th Drive to asking the homeowner to complete construction in his yard with a deadline of 4/21/12. At the request of resident Dick Hanson, Carl called the county on 3/27 regarding a street lamp at Stacy and Gia that stays on.

Vice-president: Ted Seble

None

Secretary: Dave Gilman

Completion of March minutes.

Treasurer's Report - John Chapman/Richard Wolff:

Checking/CDs \$XXX Maintenance and \$XXX Reserve  
No additional dues paid.

Dues Status: 14 Homeowners are past due for 2011-12 assessments. Payable is \$XXX. 11 Homeowners are past due for one year or more. Payable is \$XXX.

Expenses and Reimbursements: regular monthly payments made

John has purchased the QuickBooks program. He is working with Rick to bring entries up to date.

Rick had two calls from Title Insurance Companies. One was checking to make sure dues were up to date on a house being purchased and will collect \$100 for next year dues at closing (could be after May 1). Another company had a seller that owns dues and will collect last year's dues plus interest of \$118 at closing.

John will start liens on homeowners with dues owned over \$500. There are currently 4 home owners in this category. There are 2 that own between \$500 and \$1000 and to these he will send reminder notes with the coming dues statement prior to implementing the lien.

Path safety was discussed, specifically where the roots of large trees are raising up the blacktop and may cause walkers to trip. A survey of the paths by John and Jim concluded that we may be able to put off another year.

Environmental: Jim Graham

Jim had recently talked to the landscaper, Finishing Touch. The landscaper reported there is a stack of yard debris in the common area between Kela Court and Derrick Court, next to the fence of a homeowner. Dan and Jim will talk to homeowner about the source of the debris. The landscaper gave a cost estimate to remove the debris of \$145. A motion was made by Jim to have the debris removed by the landscaper if the homeowner doesn't accept responsibility. All board members present approved.

Jim has ordered 5 dumpsters for the May 4 weekend (a week before mother's day weekend) for spring cleanup.

The landscaper reported trash in the woods behind Kingway. The landscaper provided an estimate to haul the trash away of \$90 for labor plus fees. Jim and others will examine the area to see what is needed.

Jim reported that the Retree International Board will be meeting next month. Some Retree member provided the Board information on replanting trees in the common area last month. Jim suggested a Board member attend to find out more about the organization. If interested contact Jim for meeting info.

Covenant Compliance: Dan Otis

Resolved/progress:

It was suggested that an Intro to the Association and the covenants be given to the new homeowner at XXX SE 99th Drive.. Dan said he would stop by and say hi.

Dan reported that the trees had been cut down as requested, at the house that had complaints as noted last month at XXX SE 93th.

New Complaints:

none

Violations Pending Further Action

none

Architectural: Jay Moffitt

There is an apparent abandoned house on 99th, as the posted sign says no one lives there. There was discussion that this was not good for area and what could be done. Jay will check on who is the owner and get more info.

In the last month there were tree removal requests at XXX SE 96th Court and XXX SE 99th Drive. Jay said he requested the owners to have a certified arborist review tree and provide a report before the Board rules.

Jay couldn't locate the garage that was reported at the last meeting being built on 93th Court. He will send a letter to the owner.

Safety: position vacant

#### GENERAL BUSINESS

Professional web site – No discussion

Garage Sale – No discussion

Monthly meeting signs – John reported the signs were completed and put out last Friday to announce today's meeting. The signs look good and resulted in one homeowner attending today's meeting.

April newsletter – The newsletter was discussed and a draft will be sent out soon. Please send any additional articles to Janet or Rick. A sample newsletter was provided.

Adjournment: at 8:55 pm by Carl

Next Board Meetings: May 2, 2012 at 7 pm at the Fire Station  
And each first Tuesday of the month in 2012 that follows, except in August and December.