



Sugarwood Homeowners Association

2017 BOD Meeting Minutes

Month: July
Date: 06/28/17
Location: Recreation Center – 12137 Butternut Circle

Attendees: Brian Broadhurst
Chet Carbaugh
Roxana Ceasu
Paul Hester
Heather La Charite'
Tim Phillips
Shane Pohlmann

Called to Order by Shane Pohlman **Time:** 6:38 p.m.

Approval of agenda & approval of June, 2017 minutes- motion made & seconded

Executive Session: Discussion of BOD action re SHA homeowner non-payment of SHA property damages. One member of the subject household appeared before the board and presented his position. The homeowner agreed liability was owed; homeowner would discuss with joint property owner. Upon agreement with joint property owner, the property owners would remit the disputed SHA property damages amount to reimburse the SHA for the property repairs.

Open Issues:

- A. Key cards / access hardware / safety issues – The BOD will be responsible for project on an ongoing basis. All key cards will be turned on. BOD will be responsible for disabling key cards of delinquent homeowners. Continued discussion about whether system purchased by BOD two years ago is the safest option for current homeowners.

New Business:

- A. Financial reports & residents paid-to-date (Brian)
 - a. 32 SHA property owners dues remain unpaid.
 - b. Follow up invoices with 10% finance charge to be issued to SHA property owners that have not timely remitted their 2017 annual dues. Invoice narrative was recorded by Tim in the SHA QuickBooks software as an Invoice Item, including a detailed Description citing the applicable sections of the SHA covenants and bylaws as approved at the January 2017 SHA BOD meeting.
- B. NHC expansion – Land is not yet marked. Nothing further for SHA BOD to do at this time.
- C. Committee reports
 - 1.) Grounds Maintenance (Chet) –
 - a. Streetlights – poles and fixtures at Carbaughs. Chet needs reimbursement.
 - b. Chet recommends that Mitchell Electric do ground work in January, 2018.
 - c. BOD agreed to repair/maintain front entrance irrigation system and replace backflow preventer at front entrance.

- d. Motion made & seconded to replace flag and pole at front entrance.
 - e. "Thank you" to Phillips family for providing new flag at the pool.
 - f. Shane and Chet will examine water bills to determine if there is a water meter at front entrance.
 - g. Chet will look at (repair, if necessary) hanging street sign at Bigtree and Sugarwood.
- 2.) Pool / Recreation:
- a. Chet and Patrick will oversee pool issues during Paul's/Jeannie's absence.
 - b. Brian will purchase benches for tennis court.
- 3.) Associate member approval – Rosie Abrams approved.
- a. We have nine associate members.
- 4.) Social/Calendar/Newsletter (Heather, Roxy)
- a. Block party on July 4th. No BOD members can attend
 - b. Newsletter – additional items for newsletter & distribution of paper copies

Next meeting: Thursday, July 27th 6:30 p.m. pavilion

Adjournment Time: 8:51 p.m.