

SCOCIA Board Meeting Minutes

February 7, 2011

President Thomas called the meeting to order at 6:40 PM. Also present were John Roehrig, Vice President, Carl Lenz, Treasurer and Gary Stephens, Secretary. David Muntsinger, Parliamentarian was not present.

Security Report

The Constable's report was presented by Constable Schmidt and Sergeant Drummond. They reported a dramatic increase in the number of calls compared to December.

Of particular concern were 8 Burglary/Motor Vehicle calls that appeared to be coincidental to a group of out of state solicitors that came into the neighborhood during the same time period. The Board asked about any restrictions to keep the solicitors out of the neighborhood. The officers indicated that there are no specific rules to keep them out. However, if a solicitor does not respond to a homeowners request to leave the homeowners property, the solicitor becomes a trespasser and the officers can remove them. The officers suggest they be contacted when residents feel the solicitors are not part of our neighborhood. The officers can talk with the solicitors and make them aware they are being observed. The vehicles broken into had various small items taken. Many of these thefts resulted from lack of basic vehicle security such as locking the doors when the car is not attended.

Another vehicle had the catalytic converter stolen due to the value of the materials in the converter. SUV's are a popular target due to their height off the ground and ease of getting to the converter.

Carl Lenz will follow up on the development of an anonymous crime tip hotline that could be routed to the officers as another way for residents to report suspicious activities.

There were 6 alarm, 1 criminal mischief, 9 suspicious vehicle, 8 suspicious persons and 75 miscellaneous calls.

Deed Restrictions

The Deed Restriction committee reported that a meeting has been held to discuss SCO's deed restrictions and possible changes that could make the restrictions more clear. The Board is considering consolidation of the various deed restrictions that exist for different sections of the neighborhood into a consolidated document. Adding additional rules or clarifications could make the restrictions easier for the residents to understand their responsibilities. This will be an ongoing project.

Pools and Clubhouses

Judy Harr reported that the upstairs furnace in clubhouse 2 is beyond repair and needs to be replaced. It is the original furnace. Three bids for replacement were reviewed and the Board approved a \$1900 expenditure to replace the furnace. Carl Lenz made the motion to approve which was seconded by John Roehrig.

Judy Harr reported that the water fountain at clubhouse 1 has been repaired. During this process, it was identified that clubhouse 1 uses significantly more water than clubhouse 2. This would suggest a water leak or errant meter. President Thomas will meet with Ms. Harr to use his equipment to see if a leak inside the building can be identified. The ground was to wet at the time the water fountain was repaired for the plumber to identify any outdoor pipes that may be leaking. When the ground is drier, Ms. Harr will investigate to see if any outdoor leak(s) can be found.

Judy Harr reported that two bids have been received for concrete work at clubhouse 1. She is waiting for two additional bids before presenting the bids for final approval by the Board.

Judy Harr reported that an inquiry has been made regarding allowing children from the Spring Creek Forrest subdivision to join the Spring Creek Oaks swim team. The reason for the request is that as subdivisions age, there are fewer children on swim teams which increases the difficulty of providing coaching and competing with larger teams from younger subdivisions. After discussion of pros and cons, President Thomas asked Ms. Harr to discuss the details of how this joint venture would work and for Mr. David Craig to provide the Board with a one year plan. If the Board approves the plan, it could be renewed from year to year or allowed to expire if the arrangement does not work.

The Board discussed the possibility of allowing other neighborhoods to use our pool facilities for a fee. The reason for considering this idea is the lack of utilization of the pools by SCO residents.

New Business

Other items discussed included a residents request for information regarding the use of the baseball fields. President Thomas will respond to the residents request for information.

The Board discussed an email from a resident who is concerned about the impact the moss growing in the oak trees may have on the oak tree. The email will be forwarded to Mark Mahana, Landscape Committee Chair for handling.

The Board discussed plans to plant additional trees along TC Jester this spring.

The Board discussed that EPOCH Landscaping has been contracted to provide landscaping services for the neighborhood for 2011. Mark Mahana will be administrating the landscaping contract.

The Board has received an email indicating an Eagle Scout is looking for a community service project. The email will be forward to Judy Harr for handling.

Carl Lenz reported that Joe Cipolone has requested \$250 to purchase materials to replace benches at the baseball field. Mr. Cipolone will provide free labor to complete the project. John Roehrig made a motion to approve the expenditure, Gary Stephens seconded the motion. The Board voted to approve the expenditure and to thank Mr. Cipolone for his work.

Treasurer's Report

Carl Lenz presented the treasurer's report. The Board discussed year end expenditures relative to income and capital projects planned for 2011. Following discussion, Gary Stephens moved the report be accepted as read, Mr. Thomas seconded the motion.

There being no other business, Mr. Lenz made a motion to adjourn which was seconded by Mr. Roehrig. The motion carried and the meeting was adjourned at 8 PM.

Respectfully submitted,

Gary Stephens

Secretary

February 8, 2011.