

4/15/08 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, April 15, 2008, at 7:00 p.m. All four current members were present. The minutes of the last meeting on March 10, 2008 were read and approved with changes.

Report of Officers

There were no reports by the Officers.

Report of Management Company

The collections report and the violation report were distributed to the Board.

Report of Committees

The Secretary, reporting on behalf of the ACC Committee reported that there was nothing new for the committee. The acting President gave the Secretary the contact information for an additional volunteer for the ACC committee.

Mrs. Royer, reporting on behalf of the Finance Committee, informed the Board that the committee is continuing to look at the reserves and how they should be allocated.

The acting President reported on behalf of the Neighborhood Watch committee. He reported that the chair had resigned and requested that the need for a new chair be posted on the website. The Brookfield Crime Watch meeting has been rescheduled to Friday.

No other committees were present.

Unfinished Business

The Management Company will forward the cost for stop signs, from the private roads to Gem Heights Drive, to the Board. The Board will need to let the management company know how many signs will be needed and where they need to be placed.

The Secretary is taking care of organizing the effort to paint over some of the graffiti. May 3rd will be "Paint it Out" for Pierce County. The Secretary will try to put out a flyer to promote this.

The new mailboxes for Hillsboro should be in this week.

The issue of the stop signs was revisited and a motion was made to place at least 6 signs on the private roads going to Gem Heights. The motion was amended and approved to include 2 additional signs.

Mr. Lorenz is still waiting to hear back from Jeff Sherwin and the county office for further updates on the Storm Water application.

The acting President updated the Board on the progress of the repairs along Gem Heights Drive. He will continue to stay on top of the issue and in contact with the responsible parties.

The playground set currently at Rainbow can not be refunded, but can be exchanged for a more durable set. After some discussion about the affect of the swings on the insurance policy, a motion was made to upgrade the unused set at Rainbow depending on the response from the insurance company. This motion was amended and approved to include being able to leave off some of the extras of the new set, i.e. the canopy. The management company will also follow up on the repairs to the other sets in the community.

A motion was made, seconded and approved to extend the morning gate programming as is for two additional months. The Secretary abstained from voting.

The Kid's Party, sponsored by Rainier Connect, will be held on June 21st rather than in April. Rainier Connect has also confirmed that they will sponsor the Christmas party.

The repairs to the clubhouse door cost \$673.87.

New soccer nets have been installed on two of the goals.

The new Ashford mailboxes have been installed and the old ones should be removed Wednesday or Thursday. One resident had a complaint about the placement of the new mailboxes and was informed by the Postal worker that they could have it moved at the homeowner's expense.

Board meetings will now be the third Tuesday of each month.

The fence removal in Southridge is completed. The posts were actually dug out completely and the holes filled with topsoil due to a safety concern. The big chunk of concrete was removed by Green Effects.

The ID tags for the streetlights have been installed. Instructions on how to identify the different streetlights have been posted on the website.

The first round of the Retention Pond cleanout is completed.

The Board will have access to the security cameras around the clubhouse starting tomorrow.

The Board has not tabled the discussion of the enforcement of the parking policy. Some ideas were discussed and it was decided that further discussion would wait until the Executive Session.

New Business

Committee chairs are needed for the ACC committee and the Neighborhood Watch committee.

The Board briefly discussed the watering restrictions and the probability of having the same problems as last year with brown lawns.

The General Meeting will be May 1st at Emerald Ridge at 7:00 p.m. with the sign in starting at 6:00 p.m. A quorum is 10% of the available votes. Someone who is in arrears can count towards the quorum, but they will not be able to vote.

The President of the Board resigned today. The position will be addressed after the May 1st meeting. There was a brief discussion about the length of the terms for the Board members.

Member Forum

A Homeowner asked that the Board take into consideration limiting the numbers of times a person can be on the Board. He also stated that one of the big concerns is the website and continuous problems with e-mails. The Homeowner also noted that although there is no definitive way to combat the vandalism, the Board should consider bringing back the patrols.

The acting President and the Secretary addressed the concern of the patrols by letting the homeowners know that the patrols had been discontinued because they were seriously dipping into funds without any accountability. The Board also had been researching the Crime Watch in depth and believed it would work efficiently. The Board will continue to discuss the situation.

A Homeowner from Brookfield had concerns about the situation in Brookfield. The Board let the homeowner know that there are some eviction proceedings in place which should help the situation. The Board also let the homeowner know they would give her the location of the Brookfield Crime Watch meeting after the meeting.

A Homeowner requested there be better enforcement of the trash cans and basketball hoops.

A Homeowner noted that although it is difficult to enforce all the covenants, it is what the management company is paid to do and asked that the Board hold them responsible. The Homeowner also noted that to help with getting a quorum, the Board should work on the follow through.

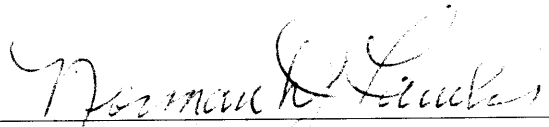
The acting President noted that the management company is actively addressing the violations. One of the problems is that some of the people completely disregard the letters and fines.

A Homeowner from Brookfield asked if there is anything the Board can do to restrict who can rent within the community. The Board let the homeowner know that the Board can not tell the landowners who they can or can not rent to. Some of the landowners have started using management companies who usually perform background checks which should help with new renters coming in. The other thing homeowners can do is call the police. The more different people that call, the more response the community will receive.

The acting President thanked everyone for coming and adjourned the meeting.

Signatures of Approval:

Norm Lawlis (President)



Janet Yoest (Secretary)