

## 5/20/08 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, May 20, 2008, at 7:00 p.m. All four current members were present.

The President introduced Deputy Travis Hoffman, who was present to discuss the status of the neighborhood patrols. Deputy Hoffman informed the community that the most up to date information he had was that the neighborhood patrols would be in place at least through 2008, but he could not yet speak on 2009. He gave a brief description of what the neighborhood patrol does, as well as the size area each deputy is responsible for.

The minutes of the last meeting on April 15, 2008 were read and approved with no 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 are now seven members of the committee, with one person interested in being the chair. The committee will be discussing this on Thursday and will send the decision to the webmaster to be posted on the site.

Mr. Mook, reporting on behalf of the Appeals Committee, informed the Board that there had been one no show and no real trend for the recent appeals.

Mr. Lorenz, reporting on behalf of the Finance Committee, informed the Board that there had not been a meeting that month. He then distributed the most recent financials as well as some graphs on the year's numbers so far. This was followed by a brief discussion on a few of the different accounts.

Ms. Russo of the Brookfield Crime Watch reported that Ms. April Pizzo would be stepping in to take her place. There was a brief discussion about the Board's control over private property owners and who they can rent to.

### Unfinished Business

The work along Gem Heights Drive has been completed.

The Board needs to set up a time to discuss the enforcement of parking. This discussion was moved to the Executive Session.

Volunteers are still needed for the various committees, including the Neighborhood Watch which is still in need of a chair.

One of the two new playgrounds has been installed and the other steel, commercial grade unit for Hillsboro is scheduled to be installed on June 9<sup>th</sup>. The Board has received one bid, and is waiting for another to repair the other units in the community.

A volunteer is needed to head up the Community Clean Up day that will probably be in June. Anyone who would like to participate is invited.

Notification of the vacant seat on the Board has been posted on the website and will be going out in the mail as well. The expanded budget will be mailing by June 15<sup>th</sup>.

The Vice President thanked all the volunteers who helped on the Graffiti Paint Out day.

The lights in the clubhouse parking lot have been replaced and are just waiting for new diffusers.

The Management Company is currently making a record of all community property. Items will be signed out to individuals to help keep better records.

Based on the water usage from last year, it does not look like the community will go over its usage allotment for the year. The Board also reminded the community that Backflow certifications have to be done within six months of the notification.

The Board will review the gate programming at the end of the sixty day period. It does seem to be decreasing the number of repairs.

### New Business

The new Board officers are as follows: President – Norm Lawlis; Vice President – Janet Yoest; Secretary – Lavern Peterson; Treasurer – Pete Newcomb.

The PO system recommended by the Finance Committee has been put into place and will help clean up all processes.

After discussion about various possible changes to the website layout and functionality, it was decided that a meeting with the Board, the webmaster, and the management company should be set up to discuss further.

A motion was made, seconded and approved to have the Brookfield Crime Watch bring a recommendation to the Board of where Children at Play and Speed signs should be placed in Brookfield, with a minimum of three of each type allotted for use.

A motion was made, seconded and approved to have the Secretary look into the costs, responsibilities, times and sample reporting for patrols by off-duty officers. The Board will then continue the discussion of reinstating patrols in the community.

A motion was made, seconded and approved to get a proposal from Green Effects for a low maintenance way to beautify the un-maintained area in Greyhawk.

The Vice President will have the ACC Committee look at the new plans for Phase 18 to help the Board make a decision. The Board also discussed asking the new builder to include an industrial play area.

The Board agreed to have the Vice President find out when County Planning would be able to meet with the Board about a safe crossover for the park. It was agreed that the Board will try to focus on one issue at a time with the county.

### Member Forum

A Homeowner asked that the Board take into consideration the savings that could be had if the police patrols could cut down on the vandalism. The Homeowner also asked why parking seemed to be a bigger concern than garbage cans and basketball hoops. The President informed the Homeowner that one of the concerns with parking was access for emergency vehicles. The President also let the Homeowner know that the management company is sending out notices and fines for various violations.

The Secretary suggested putting out a summary violation tally sheet so that people sending in reports to the management company would be able to see results.

A Homeowner suggested possibly looking into having patrols report violations as well. The Homeowner also reminded the Board that when meeting with the county, they should make sure to have facts and try to leave emotion out of the conversation.

The meeting was adjourned at 9:15 p.m.

Signatures of Approval:

Norm Lawlis (President) *Norman Lawlis*

Lavern Peterson (Secretary) *Lavern Peterson*