

SILVER CREEK / STERLING RIDGE JOINT BOARD MEETING

July 2008

7/17/08

The Silver Creek HOA Board received a letter from a legal representative of Sterling Ridge.

The Sterling Ridge Board would like to have the same items taken care of that the rest of the community receives as long as the items are not specific to Sterling Ridge. Sterling Ridge would like to be able to enforce some rules within Sterling Ridge that can be discussed throughout the meeting.

There are some electric and water bills that Sterling Ridge is still paying themselves that they would like Silver Creek to pay. There are numbers on the streetlights in Sterling Ridge so that homeowners can call in any complaints or concerns about them. It was agreed that Evelyn would inform Tacoma Power that the bill should be going to Silver Creek and also to ask Tacoma Power where the meter is. It was also agreed that Silver Creek would cover any repair or maintenance to the lights in Sterling Ridge

The water bill for the common areas should also be going to Silver Creek. Need to verify the common areas are on a separate water meter and then transfer over to Silver Creek.

There was some discussion that Sterling Ridge is paying the same dues to Silver Creek that the rest of the community is (with the exception of the Highlands). Sterling Ridge believes it is paying the full amount as the rest of the communities. It was also pointed out that Silver Creek's insurance does cover the common areas in Sterling Ridge.

There was some discussion about the retention ponds, storm water maintenance and the required stenciling. All of these items are covered by Silver Creek.

The Backflow testing for Silver Creek has been done, but the testing for Sterling Ridge has not. So, this needs to get done and Don will have this scheduled.

There was a lengthy discussion about who should enforce the CC&Rs and what different items need to be forced. It was agreed to leave the ACC process alone for the time.

Playground Equipment and Common Areas are Silver Creek's property and responsibility. Sterling Ridge will put together a number for possible improvements, etc.

Today is beginning of working together and everyone's cooperation will be necessary.

The meeting was adjourned.

Signatures of Approval:

Norm Lawlis (President) _____

Lavern Peterson (Secretary) _____