

8/19/08 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, August 19, 2008, at 6:30 p.m. All four current members were present.

A motion was made, seconded and approved to suspend the reading of the minutes of the last meeting from July 22, 2008, as well as the minutes from the joint Board meeting, until the next meeting on September 16th.

Report of Management Company

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

Report of Officers

There were no reports by the Officers.

Report of Committees

There was no report from the ACC Committee.

There was no one present from the Appeals Committee at this time. A motion was made to have photographs be taken for all violations going forward. The motion was amended to be for a three month trial and for the Management Company to get together with the Appeals Committee to determine which violations need to be photographed. The motion was seconded and approved.

Ms. Royer, reporting on behalf of the Finance Committee informed the Board the committee had begun looking at the 2009 budget and would have the first draft ready for the September Board Meeting.

There were no other committees present.

Unfinished Business

The proposed Budget Preparation Procedure was signed. The Finance committee was instructed to use the same figures as 2008 for the committee budget amounts.

The Management Company's maintenance man has repaired & reinstalled the big playground and the climbing wall on the unit in Brookfield. The unit in Country Hollow had already been repaired by the homeowners. A motion was made, seconded and approved to remove the climbing rope from the unit in Brookfield. The President mentioned the Finance Committee should remember to allocate appropriate funds for repairs & replacements of the playgrounds.

The Sterling Ridge electrical accounts have been transferred to the Association, and the water accounts are in process.

The Association has been notified that the responsibility for repairs to fences that divide the common grounds from a private lot depend on whether the damage was from the homeowner's side or the common area side.

Proposed changes to the Bylaws were tabled until the next meeting.

After some discussion, it was decided that anyone willing to help remove the treehouse in the woods under Grayhawk would meet on Saturday, August 23rd at 1:00 pm at the clubhouse.

A motion was made, seconded and approved to table the Grayhawk landscaping until 2009.

Specific items that had been vandalized in the last month were discussed.

The Management Company is still talking with Rainbow about the warranty on the new unit in Hillsboro which is cracked.

After further discussion about the temporary use of patrols in the community, it was decided that the Secretary would meet with a member of the Finance Committee to review the associated costs.

New Business

A new vacancy on the Board was posted on the website over 20 day prior to the Board Meeting. A motion was made, seconded and approved to appoint Ms. Royer to fill the position. The appointment was based on the number of votes received at the last election. The President asked that Ms. Royer also continue taking the minutes and working with the Finance Committee through the budget process. Ms. Royer accepted the appointment.

The signs have been put up in Brookfield. There has also been a request for a dog station by the playground in Brookfield. The Management Company will get quotes for the next meeting.

A motion was made, seconded and approved to allow the Cascade Regional Bloodbank to hold a blood drive in the parking lot of the clubhouse.

An additional source has been found for the light diffusers that were becoming obsolete.

A motion was made, seconded and approved to move forward with the agreement with Engles Towing and put the process into effect as of September 1st, 2008. The mailing should go out as soon as possible.

It was agreed that additional information about the follow up on violations will now be provided to the Board at the monthly meetings.

Rainier Connect will be holding the Kids Christmas Party on December 6th this year.

The erosion along Gem Heights Drive caused by a homeowner will be corrected by Green Effects and billed to the homeowner.

The Board talked briefly with the webmaster about updates needed. The method by which the Board receives the monthly financials was also discussed.

Mr. Mook from the Appeals Committee gave a brief recap of the month's appeals.

Member Forum

A Homeowner from Country Hollow expressed her support for patrols in the community. She also asked for some clarifications on the new parking enforcement and was assured that the new policy will help to ensure the tickets, notices and fines are being sent to the correct lot.

Further discussion about the new parking enforcement also included verifying that the Appeals Committee will receive all of the documentation on the violations as well as whether the towing company would be able to tow from people's lawns. The Board let the community know that the Appeals Committee will have access to all information about the recorded violations and the Treasurer will have to check with the towing company about towing from people's lawns.

A Homeowner with concern about a violation he received was assured that both the Appeals Committee and the Management Company will look into the situation.

The meeting was adjourned at 8:25 p.m.

Signatures of Approval:

Norm Lawlis

(President)



Katie Royer

(Secretary)

