

10/21/08 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, October 21, 2008, at 6:30 p.m. All five current members were present.

The minutes from September 16th, 2008 were read and approved with changes.

Report of Committees

There was no report from the ACC Committee.

Mr. Mook, reporting on behalf of the Appeals Committee discussed the one appeal for the month and also addressed concerns about the amount of information and documentation for violations.

Mr. Lorenz, reporting on behalf of the Finance Committee discussed some specific details of the previous month's financials. There was also some discussion about the storm water credit.

Report of Management Company

The collection and violation reports were distributed to the Board. This was followed by a discussion of some of the violations. There was also a short discussion about the ballots received to date.

Report of Officers

The Treasurer reported on the status of the community's tax bills and some corrections that need to be made.

Unfinished Business

A motion was made, seconded and approved to "Amend and Restate the Bylaws" as submitted. A request was made to have these amended bylaws posted on the website.

Updates on the warranty claim with Rainbow were given. This is still an ongoing issue.

It was reported that the traffic count by the clubhouse is too low to get a light or a crosswalk. However, due to the number of speeding vehicles, it was recommended to the sheriff's department to have increased speed patrols in this area.

The water fountain at the clubhouse has been repaired. In order to have it cemented securely it would cost additional funds. It was agreed to table the issue until further notice.

It was agreed to get additional bids to have the trees on the backside of Hillsboro taken down. It was agreed this is a situation that should be moved on quickly.

Final inspection of the clubhouse is complete.

The program for the radar unit has been discontinued for now. We will continue to get updates if this program is reinstated.

A motion was made, seconded and approved to have the management company e-mail the Board a draft of a proposed RV enforcement policy to be reviewed and voted on.

It was agreed to remove the wood fence by Premier after the next board breaks or falls down.

The auditors have finished field work and we hope to have the report soon.

The repair of the basketball backboard was tabled until 2009. This was followed by an agreement to leave the courts open to avoid any vandalism of the fences.

Notification of the November Special Meeting was sent to the community. There was a brief discussion of the voting rules for the community and the agenda for the meeting.

The update on vandalism incidents was positive that the vandalism in the community seems to have decreased.

New Business

It was agreed to have the homeowner interested in helping with the website get in touch with Mr. Lorenz.

It was agreed to have the area behind Premier cleaned up and the signs replaced.

A motion was made, seconded and approved that the proposal from the Sterling Ridge Board for new trash cans be denied and the management company would reply to the Sterling Ridge Board with the decision.

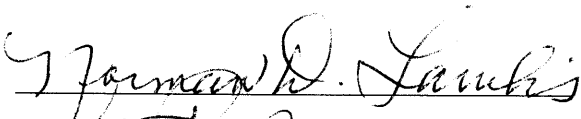
A motion was made, seconded and approved to lease a parking spot to UPS for a fee of \$15 per spot per day.

Member Forum

There was no discussion during the Member Forum.

The meeting was adjourned.

Signatures of Approval:

Norm Lawlis	(President)	
Katie Royer	(Secretary)	