

11/18/08 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, November 18, 2008, at 6:35 p.m. Four current members were present.

The minutes from October 21st, 2008 were read and approved with no changes.

Report of Management Company

The ballots for the Security Patrols were reviewed briefly for possible further discussion at a later date. UPS paid in advance for the spot they reserved at the clubhouse. The collection reports and violation reports were distributed to the Board.

Report of Officers

There were no reports from the officers.

Report of Committees

There was no report from the ACC Committee.

Mr. Mook, reporting on behalf of the Appeals Committee discussed the appeals for the month.

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 2007 audit and some reporting errors. A motion was made, seconded and approved to set up a special meeting to discuss the audit and some other reporting errors.

Unfinished Business

We should have a final report on the warranty claim for the December Board meeting. The playground in Brookfield at the backside of Country Hollow needs repair again. A motion was made and voted down to remove the climbing wall, and if it continues to be vandalized to remove the entire unit, from the backside of Brookfield. A new motion was made, seconded and approved to stabilize the unit now and put it before the Board if further vandalism occurs. We are having good correspondence from the supplier of the new steel playground.

The documents to review for the Amended Bylaws were given to the Secretary to update and distribute to the Board and the Management Company before the next Board Meeting.

The trees on the backside of Hillsboro have been removed to the satisfaction of the homeowners.

The stands of the mailboxes needing repair have been taken care of.

ACC guidelines are still in process.

A motion was made, seconded and approved to accept the new ACC template and it was agreed to have a draft drawn for a "Conditional Approval" template.

A motion was made, seconded and approved to accept the RV Parking policy with the addition of the words "not to exceed 96 hours per week".

UPS shortened their time for the parking stall from November 17th instead of November 1st for 5 days per week instead of 7 days per week.

New Business

There was a discussion about the Ponds that need additional cleaning. Further details will follow on this subject. This was also followed by a discussion about the Storm Water credit and a need to meet with the County on this subject.

There was a brief discussion about a couple of gates that had been repaired in Grayhawk and Country Hollow and some programming issues with the Hillsboro and Country Hollow gates. A discussion about looking into a different type of remote began and was tabled until we need to purchase new remotes again.

The monument at Premier is still a work in process.

The Association is being sued by a gentleman whose car was impounded. The towing company is taking care of the proceedings at small claims court.

There has not yet been a reply from the electric company on the height for the boxes for the Sterling Ridge lights.

The County has installed crosswalk caution signs by the clubhouse, but we have not had a response back from the county about an actual crosswalk being painted.

A motion was made to go ahead and tow the vehicles illegally parking at the clubhouse overnight. This was followed by a discussion about some of the other illegal activities occurring at the clubhouse.

A motion was made, seconded and approved to allow another Blood Drive in January as long as the same terms and conditions applying to the clubhouse are followed.

The President will make sure the details for the Children's Christmas party get to the webmaster to be posted on the website. It was also agreed to post a request for items for the Graham food bank. The President and the Secretary agreed to meet on Saturday, November 22nd to put up the Christmas tree.

The fence board sale is complete and payment is being arranged within the Management Company.

The vandalism update was given.

There was a brief discussion about increasing the fee to rent the clubhouse and it was decided to put it on the agenda for the December Board Meeting.

Member Forum

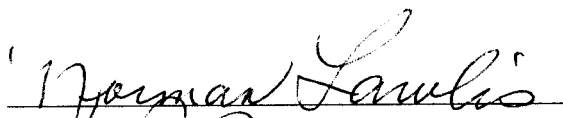
The webmaster asked for an e-mail or official piece of paper in order to post items on the website.

The meeting was adjourned.

Signatures of Approval:

Norm Lawlis

(President)



Katie Royer

(Secretary)

