

## 1/14/08 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Monday, January 14, 2008, at 7:00 p.m. All five Board members were present. The minutes of the last meeting on December 10<sup>th</sup>, 2007 were read and approved with changes.

### Report of Officers

There were no reports by the Officers.

### Report of Committees

The Secretary reported on behalf of the ACC Committee. It looks like there are three, possibly four, members now for this committee. The committee is slow right now with only two recent applications.

Mr. Mook, reporting on behalf of the Appeals Committee, informed the Board that there were no appeals in the month of December. Due to a miscommunication between the committee members, there were not enough members to hear the appeals at the January 8<sup>th</sup> meeting. The meeting schedule has been cleared up with the committee members and this should not happen again. The committee has sent its recommendations for the two appeals from that meeting to the Board for review.

Mr. Lorenz, reporting on behalf of the Finance Committee, handed out the 4<sup>th</sup> quarter reports for the Board to review, as well as some possible working sheets for the 2009 budget. The Committee would like to request that the Board consider having them submit the 2009 Budget in October for the Board's review, rather than having it ready for the May meeting.

The President asked what the process was on the tax credit for the community. Mr. Lorenz has been informed that this will not be in place for 2008, but there is a meeting set up for January 30<sup>th</sup> to discuss further details.

No other committees were present.

### Unfinished Business

The paint for the graffiti is not currently supplied by Pierce County, but Seattle will supply it for right now if discreet. The President will pick up between 25 and 50 gallons; whatever is allowed.

A motion was made, seconded and approved to approve the contract for gate maintenance at \$360 per gate semi-annually. The Board will need a contact list.

A motion was made and seconded to open the Country Hollow and Hillsboro gates from 6-9 a.m. and 4-7 p.m. After some discussion, this was amended and approved to be for a trial period of one month.

After discussing various CCR issues, including parking and the General Meeting, it was agreed that the Board needed to set a time for a CCR and By-law review. A motion was made, and later withdrawn, to change the date of the General Meeting. This motion was withdrawn on the condition that it be revisited later. The Board will need to pay careful attention when they start revising and changing the By-laws to make sure they do not tie back to another item in the hierarchy.

### New Business

After discussing the current procedure for the Appeals Committee's process when they are not able to hear an appeal, it was decided to not make any policy changes at this time. An apology should be written to the Homeowner who was inconvenienced and the appeal should be set up to be heard on a new date.

The maintenance of the retention ponds was discussed. The Management Company will contact Green Effects who has a company who handles this. The Management Company will also get other bids to bring to

the February meeting. The Board also needs to get a good and accurate list of which ponds are our responsibility.

Various communication topics were discussed. Access to the website can still be difficult to obtain, so the possibility of putting directions at the clubhouse for those with questions was suggested. The passwords for Bluehost and other areas of the website need to be given to the Board. It was agreed that the Management Company should respond to disgruntled Homeowners with the Board's approval of what will be sent.

A motion was made, seconded and approved to have the Clubhouse Coordinator inspect, take pictures, and use a cleaning company or clean herself after a party at the Clubhouse. Additionally, to cover cleaning costs, the contract should say a "minimum of \$50 or the actual cost of cleaning".

A motion was made, seconded and approved to eliminate classified ads from the website. A notice will be put on the website that the ads will be discontinued in two weeks.

A motion was made, seconded and approved to have Green Effects move the rocks around the Country Hollow gate, and if necessary remove the concrete from the Big Toy and the cement near the dumpster.

A motion was made, seconded and approved to accept a reiteration of JC Higgins policy on "Draft on Inquiries".

#### Member Forum

A Homeowner, Mr. Lorenz, submitted information about the website to the Board.

The Secretary would like to discuss the website and communication to the community at the next working meeting.

The Meeting was adjourned at 9:40 p.m.

Signatures of Approval:

Adrian Borgeson (President) \_\_\_\_\_

Janet Yoest (Secretary) \_\_\_\_\_

## **1/14/08 SILVER CREEK HOA BOARD MEETING EXECUTIVE SESSION**

An Executive Session of the Silver Creek Homeowner's Association Board was held on Monday, January 14, 2008.

The Board approved the recommendation of the Appeals Committee for both appeals.

The President would like to encourage all Board members to look at what their responsibilities are for discussion at the next meeting. Also, possibly review Robert's Rules for the next meeting.

In the future, the President will try to get the agenda for the Board Meetings out to the Board before the meeting. If possible, the agenda will be sent out the day after the working meeting with the possibility of additions.