

SILVER CREEK

Board of Directors Meeting Minutes

Meeting Date/Time: January 19th 2023, 6:30 PM

Meeting Location: zoom video

1. Call to order (President) 6:42 PM
 - a. Roll Call (Secretary)
 - i. Wolfgang Riss Secretary, Joshua McCoy-Redmond MAL, Michael Morrey President (Tim Ramsey VP – absent)
 - ii. Started with Darria Murphy, REIS management representative (Don Campbell joined a little later)

2. Approval of Minutes of previous meeting:

Are there any additions or corrections to the meeting minutes?

Wolfgang Moved; 2nd by Jay; unanimous vote (3-0) to approve the minutes of the November 17, 2022 (most recent board meeting) as written.

3. Board Member Reports

_ Vacant (Treasurer)	<i>no report</i>
_ Tim Ramsey (VP)	<i>no report (absent)</i>
_ Wolfgang Riss (Secretary)	<i>no report</i>
_ Joshua (MAL)	<i>no report</i>
_ Mike (President)	

* No Quorum of votes on the election - Board plans to reach out to 3 candidates that were on the ballot and interview for possible appointment to the 2 empty seats.

4. Management Report

Financials: Acct balances

Operating	\$20,111.92
Ins. Reserves	\$10,422.20
Unallocated Reserves	\$434350.59
Emergency Reserves	\$11,371.00
CDs	\$1,942,254.20

Collections: received approx. \$168,000.00 received.

Violations 2022 - 976 letters sent. 2023 - monthly report will commence in the coming board meetings

Major push continues on AppFolio sign ups/email collections so that homeowners can get their assessment paid.

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5. Committee Reports

- a. Budget and Finance
 - i. *no report*
- b. ACC
 - i. One request turned in, had to reach back out to homeowner with questions about their proposed paint job
- c. Forest committee
 - i. Wrapping things up. Have submitted a paper in to DNR for approval. Wanted to go route of DNR is so they can apply for grants to pay help pay for items need to be done.
- d. Appeals
 - i. Received No appeals. Nothing new to report
- e. Security – *no report*

6. Unfinished Business

*All gates are being evaluated for repair & Board reviewing next year's maintenance contract draft

*Wetland clean up around the park is being worked on by Green Effects. Trench with rocks being laid to help prevent the perpetually wet sidewalks

* extra trees around the ball field have been installed \$2,7847.14

* irrigation repairs to be done near Hillsboro (3 areas) \$19,757.65 Grayhawk area \$6,596.82 some trees uplifting sidewalks to be removed

* Audit from Prev. to current management co in progress – also will have to do 2022 audit later in the year.

7. New Business

* None

8. Open forum (5 minutes) 'request to raise hands in order to be recognized'

- a. **Bob S.** asks about process for appointing board members to fill vacant seats. Says that he thinks the board is changing how things were done in the past. Heard that CCRs were sent to Atty for review.
- b. **Lavern P.** Discussion regarding how the empty seats are filled expresses his concern that things are being done different than in the past (similar comments to Bob S.

Board response to both is that they intend to interview and will conduct those swiftly. The candidates will be scheduled for interviews ASAP.

9. Adjourn to Executive Session 7:19 PM

- a. Discussion regarding legal actions on collections
- b. No decisions made.

10. Reconvene and Adjourn Meeting 8:20 PM

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