

5/1/08 SILVER CREEK HOA ANNUAL MEETING

The annual meeting of the Silver Creek Homeowner's Association was held on Thursday, May 1, 2008. All four current Board members were present.

A point of order was requested by a Homeowner. The Homeowner had requested to be placed on the agenda under new business and not wait for the open forum as he was informed he would have to do. The Acting President explained to the Homeowner that since he had not specified why he wanted to be on the agenda, he could be heard under the Member Forum. After letting the acting President know that the Homeowner wished to discuss the budget, he was told he would get a chance to speak when the budget was reached on the agenda.

Introduction

The Vice President introduced himself and explained to the Homeowners that he has been the Acting President since the President resigned from the Board. The rest of the Board members were introduced, as well as the Recording Secretary, the Representative from the Management Company, Legal Council, and the liaison from the Pierce County Sheriffs Department. The representative from Rainier Connect, who hosts the Kids' Play Day and the Christmas party, was also introduced.

While waiting for the final tally of whether or not there was a quorum, the acting President had the Deputy from the Sheriffs Department speak briefly to the community. The Deputy told the homeowners of various methods and response times when contacting the Sheriffs Department. He stressed that the most important thing was for the community members to get involved. He gave out contact names and numbers and said he would be willing to answer any additional questions after the meeting.

Proof of Notice

Notice for the meeting was sent out on April 17th, 2008. The notice was also posted at the clubhouse (inside and outside), on the website, and on the greeter board signs around the community.

Reading of Minutes

The last meeting was a Special Meeting on November 13th, 2007 for the purpose of ratifying the budget. There was not a quorum, and there was only one homeowner stated that they did not like the budget. The minutes can be found on the website, or you may contact management for a copy.

Reports of Officers

The Treasurer was introduced. He reviewed the collection of dues from the community and also touched on various ways the Board is working to cut expenses.

Report of Committees

The Secretary spoke on behalf of the ACC Committee. The committee would like to remind homeowners to give as many details as possible when submitting an application to the ACC Committee. The applications must all be signed as well.

Mr. Mook, reporting on behalf of the Appeals Committee, began with a brief description of what the committee does, as well as emphasizing that the committee is an unbiased third party set up to hear appeals. The chair reminded the homeowners to make sure to bring all paperwork and documentation they have to help support their claims, (should they be involved in an appeals hearing).

The Neighborhood Action Committee is currently without a chair person.

Mrs. Royer, reporting on behalf of the Finance Committee, informed the homeowners that the committee has been looking into the reserve accounts, as well as reviewing the monthly expenditures. The committee is down to two members and could use some volunteers.

Report of Management Company

After answering a couple questions from the floor, the representative from the management company summarized his answers by letting the homeowners know they can contact the management company with any questions they may have, or to set up an appointment to review association records. The representative asked that all questions, concerns and/or complaints, (including those about violations), be submitted in writing to help with documentation.

**At this point, it was announced that a quorum had been reached. There were 100 homeowners present and 175 proxies. **

Election of Directors

There was one nomination from the floor for Lavern Petersen. Each of the three candidates was then given three minutes to speak. A brief explanation of the election process was given as well as the process for filling any additional vacant seats on the Board. (Signatures of 5% of the total outstanding votes for the community are needed to call a special meeting for an election. Otherwise, the position will be appointed by the Board.) Four volunteers from the community were asked to help collect the votes and help the management company count the votes. To help avoid any confusion, it was agreed by the majority of the homeowners present that an 'X' on the ballot would mean all four votes were for that candidate.

Unfinished Business

Progress on three main items was addressed. The community was informed that the Board has the responsibility to enforce the CCRs to the best of its ability as they are currently written. The community was then reminded that the CCRs currently state that NO parking is allowed on the streets, sidewalks, or lawns. The acting President also gave the homeowners updates on the Detention Ponds and Storm Drains and the Playgrounds in the community.

New Business

The progression of governing documents is as follows:

- State Statutes (including RCW 24.03 for Non Profit Corporate Law & RCW 64.38 for Home Owner's Association Law)
- Declarations (the CCRs for the community)
- Articles of Incorporation
- By-laws
- Rules & Regulations

Year to Date Violations (approximate numbers):

- Parking – 200
- Garbage Cans – 75
- Trailers/Campers – 25
- Miscellaneous – 170 (including basketball hoops, satellite dishes, debris, fences, etc.)

The homeowners were reminded that when renting the clubhouse, the homeowner must be in good standing with the association. There is also a high standard for cleaning the clubhouse after a party. In order to extend the life of the clubhouse, we must maintain it to high standards.

Crime & vandalism have been rising in the community. We need the whole community to help by reporting any suspicious activities or crimes and any other concerns.

There will be a May Clean Up Day to help clean up the trails and parks. The date will be posted on the website and at the clubhouse.

Announcements

Due to the water company's new enforcement policy for backflow testing, the Board has set up a deal with Green Effects who has two inspectors on their payroll. The association will not pay for the testing of individual homes, but the management company will process the requests.

Single price - \$50

2-5 Homes - \$45 / home

6-10 Homes - \$40 / home

10+ Homes - \$35 / home

50+ - \$30 / home

There is a signup sheet at the front table for anyone who would like to volunteer for any of the committees. The Board will contact the volunteers themselves.

The Board has been following up with the school and the street improvements around the school. These items should be getting addressed and the Board will continue to follow up if things are not taken care of in a timely manner.

There are a number of methods of communication the Board is using:

- Website
- Clubhouse – bulletin boards (inside & outside) and a representative of the management company is on site on Wednesday and Saturday from 9-11 a.m.
- A-frame signs around the community
- Mailings

The gates at Country Hollow and Hillsboro will continue to be open in the mornings for another month and a half. At that point, the Board will evaluate the effectiveness of this programming.

There will be another Special Meeting in November for ratification of the 2009 budget.

**There was some discussion regarding some ballots that had been placed off to the side. After some investigation, it was noted that these ballots did not change the outcome of the election...they were included in the counts. **

Member Forum

A motion was made by Mr. Petersen to have "Each Homeowner in good standing be given an expanded 2007 & 2008 budget within 45 days." The board understands this document will be more like a financial report than an "expanded budget". The motion was seconded, and after much discussion the motion was approved by the majority of the quorum.

A homeowner from Country Hollow had two questions: 1. Walk in security gates for Country Hollow
2. There is a homeless person living in the tree house off the path in the woods

A homeowner from Hillsboro had four questions:

1. The mailboxes look like they have been tampered with. Who should she contact?
President – contact the post office
2. No problem with the \$25 increase. Like to see the continued maintenance of the community.
3. If everyone does not "play nice" it is going to continue to be hard to get volunteers.
4. Possibly put together a committee to work on the parking issues.

A homeowner from Brookfield wanted to remind the homeowners about following the CCRs, even renters.

There are 21 people on the Brookfield phone tree and they will start calling when they see violations or suspicious activity. The homeowner would also vote to close the tunnel to help keep things safer.

A homeowner would like to ask the Board to make sure to enforce the trash can violations.

A homeowner with properties in Country Hollow and Brookfield would like to know why the association needs a secure website.

A homeowner from Hillsboro would like to thank the Board members as well as the clubhouse maintainer for their hard work. Can a form that can be used to request a special election be put on the website so that it can be printed and filled out? Are any of the Board members financially connected to the management company or to Green Effects? The Board informed the homeowner that the Board was all volunteers and not financially connected to either party.

A homeowner from Country Hollow asked that people who have guests that need to park on the street make sure they are only parking on one side of the street.

A homeowner offered his thanks to the Board and also let the homeowners know that we should put our bickering aside and work together to help control the violence and vandalism. The more people who call the cops about suspicious activities, the more response we will get from them. Remember to include any possible details to help the police.

A homeowner asked about speed bumps and yards that have not yet been finished.

A homeowner verified with the Board that the park areas that need repairs are being addressed. The Board let the homeowner know that they are waiting on estimates for the repairs.

Election Results

The newly elected Board member is Lavern Petersen.

The Meeting was adjourned.

Signatures of Approval:

Norm Lawlis (President) _____

Janet Yoest (Secretary) _____