

4/21/09 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, April 21st, at 6:30 p.m. Three of the current Board members were present at the beginning of the meeting.

The minutes from March 2009 were read and approved with no changes.

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 and past due accounts.

Report of Officers

No reports from the Officers.

Report of Committees

Mr. Lorenz, reporting on behalf of the Finance Committee discussed some questions with the financials. Some paperwork for additional credits for the storm water issue was given to the President.

Unfinished Business

There has been some progress made on the situation of the retention ponds shared with Winco and Riteaid. This is still an ongoing process.

The new light pole and diffuser have been installed. The management company will look into whether or not the lights that PSE uses will work for our light poles.

The mailbox repairs in Brookfield are complete.

The new speed limit signs have been put up throughout the community and the President has entered into the agreement to have the Pierce County Sheriff's Department enforce speeding within our communities. The sheriff's department has informed the President that the speed trailer can not be placed anywhere on Gem Heights Drive, but the patrols are supposed to have been increased.

There has still not been a submittal from the ACC committee for their proposal for the committee's policy. The President will try to set up a time for the Board to meet with the committee.

It was agreed to put an announcement on the website requesting a volunteer to coordinate the garage sale.

The two new playgrounds have been ordered and the President signed the agreement for prepping the areas. The President will let the rest of the Board know when the old playgrounds will need to be removed so anyone available can help.

The President gave an update on the volunteers from the high school.

A motion was made, seconded and approved to accept the amendment to the parking policy that the Board worked on during the specific working meeting.

The water company is currently working to see what credit we should be receiving for what the association has been overcharged. This is still an ongoing process.

New Business

Due to continued damage to the gates in Hillsboro and Country Hollow, a motion was made, seconded and approved to leave the Hillsboro and Country Hollow gates open from 6 am to 7 pm for a trial period of 90 days. The management company will have the gates programmed and a notice will be posted on the website.

There continues to be a problem with parking around the school. There may also be an e-mail from a homeowner whose car was bumped by one of the gates while waiting for those parking around the school to get out of the way.

The President gave updates on the vandalized items within the community, including around the clubhouse, community gates, ball fields, and playgrounds. The management company will get an estimate of what it would cost to put all screws in the gates the association is responsible for. The new backboard needs to be ordered and installed as well.

The President asked the finance committee to include funds for maintenance of the fences in the community.

There was some discussion on what requirements there are to renew the storm water credits for the homeowners in the future. Mr. Lorenz will get a copy of the county's manual to the President for review.

It was agreed to allow a homeowner to use his HAM radio antennae as long as he follows the FCC rules, it is not visible from the street, and only has it up while in use.

It was agreed to allow additional blood drives as long as the same rules and agreements are followed.

It was agreed to not allow any exceptions for RV parking.

The open Board position was posted on the website. After twenty days elapses from the date the opening was posted, the Board will interview the candidates and select the best person to fill the position.

The President asked that backups start to be trained for various positions within the association.

Board Forum

No additional items from the Board.

Member Forum

A homeowner asked what the rule will be for commercial vehicles. The President let the homeowner know what the rule is and stated that it can be found on the website. There was also additional conversation about other items that were approved in the new amendment to the Parking policy.

The homeowner waiting for an answer on her driveway was told that the decision would be made during the executive session and she will receive an answer tomorrow.

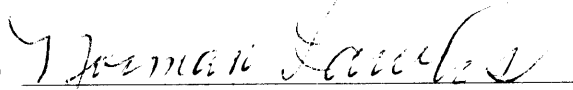
Another homeowner asked how to submit information on the size of trucks to make sure they fit or do not fit into the policy. The homeowner was informed to make a photo copy and submit it to the management company.

The meeting was adjourned at 8:00 pm.

Signatures of Approval:

Norm Lawlis

(President)



Katie Royer

(Secretary)

