

# SILVER CREEK

## Board of Directors Meeting Minutes

Meeting Date/Time: April 20th 2023, 6:30 PM

Meeting Location: zoom video

1. Call to order (President) 6:35 PM
  - a. Roll Call (Secretary)
    - i. Wolfgang Riss Secretary, Michael Morrey President, (Christopher Miller, Treasurer – (absent), Joshua McCoy-Redmond VP, Joe Jonak-MAL
    - ii. Don Campbell and Fabiola Foto, REIS management representatives

2. Approval of Minutes of previous meeting:  
**Are there any additions or corrections to the meeting minutes?**

Wolfgang Moved; 2<sup>nd</sup> by Joshua; unanimous vote (4-0) to approve the minutes of the March 16<sup>th</sup>, 2023 (most recent board meeting) as written.

3. Board Member Reports

\_ Wolfgang Riss (Secretary)

\*Trials – walked entire trail system. Found camper on WINCO end. Lots of debris. 10 Shopping carts scattered around some in pond. Sheriff should move camper along. Carts need to be removed ASAP.

\_ Christopher Miller (Treasurer)

*no report (absent)*

\_ Joe Jonak (MAL)

*speed sign along 96<sup>th</sup> Ave E back of CH still down, CH and GH dr street signs are still down*

\_ Joshua (VP)

*no report*

\_ Mike (President)

1) Email from Adonis Clark 78748 case number filed against SC by someone plat of Hillsboro has been reviewed and complaint closed. 2) Tax credits on ponds are clear and ready to be signed off

4. Management Report Note: Darria Murphy has moved on for personal reasons. We thank her for her service Fabiola Foto has been promoted to the full-time seat for Silver Creek. Alli is added as a part time assistant. Don, Fabiola and Alli are the Silver Creek management team. silvercreekhoa@reinvestcom best line of communication to management co. for HOA matters.
  - a. Appointments available at the community center upon request for gate remotes and other contact as needed.

Financials:

- a. Balance Sheet as if 3/31/23
    - i. Operating account:
    - ii. Reserves:
    - iii. Multiple CDs and investment accounts
- |                         |                |
|-------------------------|----------------|
| Operating               | \$ 166,676.20  |
| Insurance Reserve       | \$ 10,422.20   |
| Unallocated Reserves    | \$ 434,387.45  |
| Emergency Reserve       | \$ 11,371.00   |
| Certificates of Deposit | \$1,938,987.30 |

- 2) Collections:

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A) Assessments: To date we have received \$525,468.33 in payments (past charged dues assessments are included in that figure (i.e. someone who “caught up” past due balances would be reflected here) as well as first half payments.

B) Collection accounts (with Pody/McD)

a. Collections report from Pody McDonald as of 4/6 attached. (Further discussion in exec. session)

b. List of those who owe over \$1,000.00 balances:

i. 100 total 72 of which are not in Pody/McD system yet.

ii. Auditing ‘balance forwards’ from JCH (complete further discussion exec)

Late fees and Interest update

i. Retroactively charged (bulk late fee function) for Feb on March 4 and for March on April 4.

(Info: for Feb. 548 late fees totaling \$8,022.00 charged; March 508 totaling \$7,620.00 charged)

3) Violations:

A) Report is “to date March/April”. 98 letters sent.

a. Notes: the GPS piece in the compliance module is up and running. We’ve started to fold in landscape maintenance and the lower tier violations like trash cans out in the open.

c. Email blast and posting on SC WA .com disclosed lawn and landscape violations to commence.

4) Financial: Statements are emailed to board members around the 10th of each month for review, and then the specified collections reports will be sent around the board meeting for more detail.

5) Maintenance & Misc.:

a. New signs delivered to George in March should see installation soon (by end of next week per George) George had tools and supplies to add those are added. Street signs were added to his list of tasks to complete.

b. GE was asked to clean up the trails behind WinCo and did so.

c. Fence Specialists too busy, GE has been asked to look to repair the fence behind WinCo

d. Clubhouse doors will seek bids latches are going bad.

e. first Tunnel clean and paint bid in: \$2500 plus tax

f. WINCO has been reached out to about the shopping carts

e. Honey Buckets delivered on the 18<sup>th</sup>.

f. Court notice for towing – two cars towed homeowner rep is challenging the tow.

g. Progressive ins processing payment for crashed CH mailbox stands

h. Active web portals – email addresses up to 1014 (plus 200 emails that we will reach out to). Prep for July payments

i. We have been ignored by co that crushed the CH main gate. Recommend atty contact next.

## 5. Committee Reports

a. Budget and Finance

i. *no report*

b. ACC

i. Summer started got 3 in recently 2 approved one not due to incomplete.

ii. Bob is updating forms for board approval

c. Appeals

i. Received No appeals. Nothing new to report

d. Forest committee

i. Waiting on State

e. Security – *no report*

## 6. Unfinished Business

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\*President notes a couple things:

- 1) gates repairs are scheduled to happen starting mid May
- 2) streetlights – need new company to fix streetlights Repair works does not respond

## 7. New Business

\* None

## 8. Open forum (3 minutes) ‘request to raise hands in order to be recognized state name and what neighborhood you live in.

- a. **Will D.** Question regarding supplemental assessment review.
  - i. Atty review of supplemental assessment is clear 2003 amendment which will be posted on website in governing documents explains.
- b. **“Hillsboro” (Norm Stogsdill) – Hillsboro** notes that supplemental assessment needs further review. Board notes same issues/questions over and over with someone expecting a different answer will be ignored. Norm also expresses concerns about the trees being removed. Bills come to over \$85,000 wants to make homeowners aware of that.
  - i. Audit complete? NO
  - ii. Board has authority to amend bylaws homeowners need 75% to amend or to override board amendments.
- c. **Rob** – questions for management:
  - i. Clubhouse responses two to three weeks without answers per his neighbors
    1. Management states that some emails are going to dead ends it is believed some may go to old silvercreekwa addresses (management not receiving unless emailed direct or forwarded by board and we think even board is not receiving all emails) these will be worked on to get fixed.
  - ii. Rental companies are not maintaining their homes. Asking management to post doors with notices.
    - a. Fabiola chimes in stating that owners are communicated with via phone, email, and US mail, both certified and regular.
    - b. Management is not going to be able to post doors. If board wishes to have a document service company serve papers that can be arranged at a cost to the violating owners.
  - iii. Kids messing around in parks late at night.
    - a. Signs are posted parks closed dusk to dawn.
    - b. Gate cameras are board decisions.
    - c. Board are volunteers let’s not try to create conflict. One homeowner to another.
    - d. Management mentions appreciate input we want to partner with board and community - turnaround takes time especially with association this size and definitely with rental owners who may or may not care about the community. Rob states that companies like invitation homes are not good neighbors, they need to clean up their violations. Management acknowledges that gaining compliance from these companies will take time and patience to see results. Change takes time. Fines are a motivator but the plan is to keep pressure on violators. Management will hold info in confidence when reports come in. Wolfgang reminds cameras at gates are in bidding process.

## 9. Adjourn to Executive Session 7:40 PM

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- a. Discussion regarding legal actions on collections
  - b. No decisions made.
10. Reconvene and Adjourn Meeting 8:35 PM