

# SILVER CREEK

## Board Meeting Minutes

April 16, 2026

### Call to Order:

The meeting was called to order by the President Michael Morrey at 6:31pm. A quorum of board members was established.

### Board Members Present:

Michael Morrey          President

Wolfgang Riss          Secretary

Robert Schultz          Treasurer

### Board Members Absent:

Joshua McCoy-Redmond          Vice President

### Manager:

Jari Phillips CMCA, AMS The Management Trust Community Manager was present

### Homeowner Forum:

2 Homeowner present

- Homeowner states that there were kids climbing the fence to the basketball courts and prying the entry gate open. Management to send out an email blast reminding homeowners about how to become hosts for the courts.
- Homeowner wants to know if it's possible to join ARC meetings about an ARC request. Jari said yes, homeowners are allowed to join and she will send out the invites again.

### Approval of Meeting Minutes:

Treasurer motions to approve, Secretary 2<sup>nd</sup>'s and all approve.

### Financial:

March financials aren't ready to present just yet, should be available in the next few days.

#### Committee Reports:

##### Architectural:

- President states that there were 30 plus ARC sent in recently, 2 board members at the 4/13/26 meeting and all votes were sent into Management and were processed.

##### Appeals:

- President states that there were 2 board members at the 4/8/26 meeting and all votes were sent into Management.

##### Security:

- There have been issues brought up with the Security company. A meeting with the owner of F-Dub Security needs to be set up, have him come to the next meeting. Jari to reach out and invite owner to next meeting.

##### Sport Courts:

- Secretary states that the Sport Court Committee has had 6 meetings, 19 residents now have access keys. Keys are \$15 and can be billed to the homeowner account. Secretary to send in a check for the money he has received so far.

#### Board Report

Nothing to report

#### Manager Report:

- Seal coating bids are coming in. Jari reports that she would have had them this meeting but there have been some discrepancies in the bids for the square footage needed and asked them to recheck their numbers. Will review at next meeting.

#### Unfinished/ Old Business

- Grayhawk Pedestrian Gate – 2 of the 3 vendors said that they would not fix, they would replace only. Cedar River is the only one who is willing to fix, the other 2 were only willing to do a full replace due to warranty issues. All vote to go with Cedar River bid for the fix. Bill as operating expense.
- ADA Ramp – 3 Bids came in. Nys came in at \$17,500, AC Moate came in at \$10,684 and Patriot came in at \$6,589. All vote to go with the Patriot Concrete bid. Bill as Reserve expense.

#### New Business:

- Premier and Highlands Mailbox – One in Premier was attempted to be broken into and one in Highlands was backed into by a truck. Another was reported in Hillsboro as a break in, Jari didn't have a bid for that one yet. Replacement for these 2 boxes will be \$8,332.50. The Board votes to replace the 2 boxes and also votes to repair or place the Hillsboro box as needed.

- Premier Monument – A homeowner emailed in asking if the Premier monument could get some plantings updated to look a little nicer. Homeowner offered to install plants if Board pays for the plants. The Board wants to wait until after the pressure washing has been completed. Board to review next month.
- Brookfield Monument – President to reach out to the company that did the work on the Premier Monument to see what they can come up with for design.
- Christina at Nasim was going to give a proposal for the 3 trees by Brookfield where the accident was, looking for clarification on how many and where after there were reports of another tree needing replacement by the Silver Creek Ave entrance to Hillsboro. Treasurer stated to have them bid all that need to be replaced (3 by crash site and 1 by Hillsboro gate). Jari to reach out for updated bid and sent to Board.
- Secretary also stated that there was a light pole and dog waste station taken out by the Hillsboro gate. Jari stated that PSE is coming out asap. It was also brought up that PSE needs to check another light pole that was taken out in an accident over a year ago by the main Hillsboro gate. A light in Grayhawk was reported out and Paige is also having PSE check into that.
- Secretary asks about trees being looked at in the swale area. Wrights was out looking at them and doing evaluations. President said they were out today checking 4 areas.
- Homeowner 54763263071 – All vote fees STANDS
- Homeowner 54763376539 – All vote fees STANDS
- Homeowner 54763261737 - All vote fee STANDS
- Homeowner 54763293030 – All vote to proceed with to proceed with a lawsuit for personal judgment and foreclosure decree.
- Homeowner 54763262653 – All vote to allow 60 days to pay remaining balance as attorney recommendation.
- Homeowner 54763263229 – All agree to go with Attorney recommendation.
- Homeowner 54763261821 – All agree to proceed with to proceed with a lawsuit for personal judgment and foreclosure decree.
- Homeowner 54763262780 – All agree to \$200 payment plan as long as they sign a confession of judgment
- Homeowner 54763262344 – All agree with not accepting the homeowner's proposal
- Homeowner 54763262144 – All vote to proceed with to proceed with a lawsuit for personal judgment and foreclosure decree.
- Homeowner 54763262151 – All vote to proceed with to proceed with a lawsuit for personal judgment and foreclosure decree.
- Homeowner 54763262261 – All vote to with Attorney recommendation to start new collections
- Homeowner 54763262898 - All vote to proceed with Sherrif sale
- President received a letter from attorney regarding Homeowner 54763262778. Homeowner sent in \$2000 payment and noted that it was for regular assessments only, not paying the

fine. Dean returned the check of \$2000 with a notice of appeal. They didn't offer any payment plan or any other fines or fees or costs posted on the account to be paid by homeowner. Attorney is wanting to know if the Association would like their office to proceed with a lawsuit to obtain a personal judgement against the owners. President stated that the Appeal was filed today. Treasurer moves to go with what the Attorney said, Secretary also votes to go with attorney recommendation. All in favor.

- ARC paint issue with Homeowner 54763263013. President says that him and Treasurer were talking about what an earth tone is and that tones of blue are earth tone. President wants to know what everyone's thoughts are on the matter. Treasurer states that the color that the homeowner proposed to repaint already exists in Highlands. Treasurer states that there have been 3 or 4 submissions. ARC was given an application that didn't specify what colors were going where. Treasurer stated that the one that ARC was sent was not the last one the homeowner sent in. Jari to recheck with Paige to see what was last sent in.
- Board agrees to have the ARC denial STAND for homeowner 54763261685

Adjourn to Executive Session at 7:14pm.

Return from Executive Session at 7:35pm

Adjourn meeting at 7:43pm

Next Meeting will be 5/21/26 at 6:30 pm.