

Minutes

SCHOA Board of Directors Regular Meeting

April 18, 2019

Call to Order: 6:30 PM

Attendance:

Michael Morrey - President

Tim Ramsey – Vice President

Robert Schultz – Treasurer

Stephen Santana – Secretary (absent)

Wolfgang Riss - MAL

Management Company Representative: Lorne Martin

Homeowners: 8 homeowners in attendance

Minutes:

Motion made and seconded to approve the minutes of March 21, 2019 board meeting as written.

Vote to approve the minutes; *Motion carries.*

Officers Reports:

- Treasurer - No report.
- Vice President – No report
- Secretary – No report
- MAL –
 - Wolfgang Riss presented a Security Camera Proposal received from CCTV Room to install new cameras & system at clubhouse and at the 2 closest gates (one at Country Hollow and One at Hillsboro). Wolfgang is following up with the contractor on the possibility of adding the Hillsboro middle gate and confirming wireless connectivity from the gates.
- President –
 - The Board had previously approved 3 speed bumps to be installed in Country Hollow on Country Hollow Dr E. We will confirm with the contractor whether this should be done before or after the seal coating.
 - Southridge Play Set Replacement – Motion passed to replace the play set per the proposal from The Backyard Factory Design 2 option for \$19,050.91
 - Premier Fence Replacement between Storm Pond and Reverie – Motion passed to send a letter to the contact at Silver Creek Project, LLC who is building the Reverie asking them to replace the fence that was taken down for their construction of their retaining wall with a 6 foot cedar fence and to remove the existing fence panels from the Premier storm pond.
 - Question last month about who is responsible for the slope near 184th and Gem Heights Dr. – This is school property and on the East side of Gem Heights Dr. all the way up to the fence including the rock retaining wall is Pierce County Right-of-Way.

Management Report: Violation, Collection and others are emailed to board members prior to meetings to save paper costs and to give board a chance to preview.

1) Collections:

- A) Delinquent Assessments; March 24% \$481,245.36 (420 homeowners past due); April 18% \$435,036.46 (321 homeowners past due);

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Committee Reports:

1. Crime Watch Committee:

- The County has been asked to board up the abandoned home in Grayhawk again as there has been more recent activity in the house.
- Green Effects will provide an estimate to fill in the large hole that has been dug in the greenbelt behind Winco where the homeless have been found staying.

2. Budget Committee:

- No report.

3. Committee on Forest Maint:

- No report.

4. Appeal Committee

- Wolfgang reported there were 3 appeals on Wednesday. Two were heard and one was rescheduled. The committee will forward its recommendations to the Board.

5. ACC

- Lots of driveway expansion requests. These are limited in size and must be exposed aggregate to match the existing driveway per the CC&Rs.

Regular Business: (items discussed and decisions made on urgent items between meetings)

- None

Unfinished Business:

- Landscape Contract – Motion passed to accept revised contract with Green Effects for 5 year term including a 3% increase in the 4th year.
- Storm Pond Maintenance
 - Estimate received from Green Effects to perform cutting the vegetation in the storm ponds. Motion passed to hold on this for now and perform the cutting twice a year in June and October.
- Street Light Repairs
 - Repair Works completed the repairs to all the street lights in Country Hollow. There is a question as to whether the lights were repaired in Brookfield as requested. Management will follow up on this.

New Business:

- None.

Open Forum: Questions/Concerns included:

- Concerns regarding the condition of a specific home in Hillsboro.
- Questions regarding the Parking Policy
- Request for auto-responses to be added to the Silver Creek official email addresses.
- Reports of homeowner's trees damaged by the storm that are now hanging over the sidewalks in Brookfield and Hillsboro.
- A question was asked if the HOA would issue parking passes for special events or occasions? No. For legal reasons the Board does not have the authority to do that.

Motion to adjourn to Executive Session: 8:02 PM.

(Exec starts 8:10 PM)

Recall regular meeting to order (out of Executive Session): 9:00 PM synopses of decisions made:

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- **Legal and collection matters discussed.**
 - Board approved liens to be filed on 30 Lots with balances owing over \$1,000.
 - Board approved the recommendations of the attorney on collection matters.
- **No other decisions made**

Meeting Adjourned. 9:05 PM

Tabled Items for Future Discussion

- Enforcement Procedure Revision
 - Fines for vandalism added to policy (Tabled)
- Drone Policy (Tabled)
 - Robert Schultz is researching this item further.