

8/18/09 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, August 18th, at 6:30 p.m. All five of the current Board members were present.

A motion was made, seconded and approved to suspend the reading of the minutes. A motion was made, seconded and approved to accept the minutes as written.

Management Report

The Manager passed out the Violation and Collection Reports were distributed and a couple comments were made about various violations.

Report of Committees

There was no report from the Appeals Committee.

There was no report from the ACC Committee.

Mr. Lorenz, reporting on behalf of the Finance Committee discussed some details regarding the financials. Mr. Lorenz also let the Board know that there was no Finance meeting in the month of August.

Report of Officers

No reports from the Officers.

Unfinished Business

The Treasurer and the President attended a meeting with the firm who performed the 2008 audit. They found the books are all in order and had two recommendations; first that a separate account be set up to contain an amount equal to at least one year's insurance costs. Second, the audit firm requested that the meeting minutes contain dollar amounts for any applicable motions.

We are currently waiting for the evaluation of responsibility for the storm ponds from WinCo. Once we have that, we will need to decide if we are just going to follow that recommendation or if we should have our own evaluation performed.

The Treasurer met with the attorney about the parking and crossing situation at the school. We are currently waiting for a reply from the school on what their path forward will be.

The Management Company will follow up with the attorney about the one sentence in question on the ACC document. The Board will wait to see if it is legal and then decide how to proceed.

The Vice President will follow up and get the basketball backboard replaced for approximately \$450. The President will give the Vice President the code to the storage area so he can get to the old backboard.

The President gave updates on various vandalism items in the community. The Board agreed it would be a good idea to bill homeowners for vandalism if we know who is doing the vandalism.

There was a lengthy discussion about the gate situation in Country Hollow. This discussion involved possible solutions such as lights and cameras at the gates. The costs the President obtained ranged from approximately \$4,500 to \$7,000 per gate. Due to the possible, if not probable, ineffectiveness of these cameras, the Board does not feel this is the path to follow. The wording of the CCRs does not allow the Board to just assess one community, so unless Country Hollow homeowners choose to voluntarily contribute, we would have to assess all 1776 lots in the association. A homeowner was present to address the gates in Country Hollow. She brought with her various problems and ideas concerning the gates. It was suggested to the homeowner to look into possibly setting up a crime watch of some sort in the community. A motion was made, seconded, and

approved to repair the damaged gate in Country Hollow and give the residents a chance to take responsibility for the gates by sending a postcard mailing to cost approximately \$270 letting them know what the damages are costing and that we need their help to catch who is causing the damage or we will be forced to leave the gates open. We will let this proceed for two months and then evaluate what to do with the gates. The Secretary was asked to write up the postcard.

The Vice President gave a report on the first couple security patrols. So far, they seem to be working. The Management Company will start sending the logs to the entire Board for review. The Board all agreed that we will continue with the 90 day trial with updates in between.

The Board discussed the budget proposed by the Finance Committee: A motion was made, seconded, and approved to have the Finance committee include a \$10 per household increase in dues to be budgeted for Security Patrols. A motion was made, seconded, and approved to have the Finance committee include a delinquency factor of 5% in the budget.

The Board asked the Secretary to bring the representation of the Volunteer Recognition to the September meeting.

New Business

A motion was made, seconded, and approved to deny website postings to all organizations with the exception of service groups to be reviewed by the Board on a case by case basis.

The Board agreed to have the Management Company draft the letter to the community to be reviewed at the September meeting so the letter can be mailed as soon after the September meeting as possible. The purpose of the meeting, the proposed budget, the meeting agenda, and the bios for Board applicants should be included in the mailing.

Board Forum

There were no further comments from the Board.

Member Forum

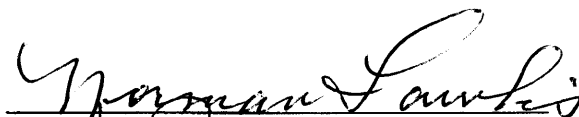
A homeowner asked if the Board would consider posting something on the website about the discontinuation of school buses for certain areas. The homeowner also asked that the Board have the parking patrol put an extra focus on the routes the school children have been instructed to take to school. The homeowner was asked to please e-mail the management company with any problem areas or specific problem vehicles with as much information as is available.

The meeting was adjourned at 8:08 pm.

Signatures of Approval:

Norm Lawlis

(President)



Katie Royer

(Secretary)

