

# Minutes

SCHOA Board of Directors Regular Meeting

August 18, 2016

Call to Order: 6:34 PM

## Attendance:

Bob Schultz  
Michael Morrey  
Mario Sericolo - Absent  
Laura Bailey  
Phillip Durben – Absent Excused  
Management Company Representative: Don Campbell

Homeowners in attendance: 2 homeowners in attendance

The board (several months ago) changed the previous order of business so that members of the community are able to ask their questions and deliver their comments at the beginning of the meeting rather than at the end so they don't have to sit through the meeting and are able to leave after the member forum if they wish. (Of course they are always welcome to stay and observe if they so choose).

Open Forum: homeowners stated they were simply there to observe the meeting

Minutes: 7:15 PM

Laura requests that the minutes be tabled for further review as she has some objections to the notes. The minutes of the July 21, 2016 will be re-analyzed with suggestions for changes forthcoming.

## Officers Reports:

- o Treas. – Bob has been watching the collections and while outstanding balances are going down at a decent pace – states that (in order for Atty collections process to move forward thereby getting those balances even further down) he would like to meet again with the Atty to strategize the HOA's next moves.

## Management Report:

- **Reports:** Violation, Collection and others are emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members are asked to let us know if they want paper copies.
- **Collections report:** Delinquent Assessments July 11% (\$332,648), August 19% (\$396,840 past due) Second half was due end July so indeed the delinquents go up as expected. (Good news is they're lower than last year at this time)  
*Another approx \$20,300 has been collected over the month with continued optimism for more to come*
- **Violation report:** Letters sent June 169 – July 288 the violation synopsis report goes onto the website each month so that members can see that they "are not the only one receiving a letter".
- **Maintenance:**
  - A). Gates: semi-annual maint. Complete. Deficiencies found:
    1. Hillsboro main: 1 dead battery was replaced
    2. Hillsboro West: Both power back up units need to be replaced (estimate coming)

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3. Hillsboro East: 2 dead batteries were replaced Also needs new back up unit (estimate coming)

\*All other gates in all neighborhoods reported in perfect working order

- B). Fence: should be ready to be stained in mid-late September
- C) Premier Fence repairs vs. replacement - discussion (only true 'perimeter' fence in Premier & one of very few in all of SC
- D) Greenbelt cleanup ("homeless encampments") DONE... continue to watch and re-clean as needed
- E) Clubhouse lighting. –bid requested for additional lighting for optimal camera function
- F) New project. Time to re number the CH and BF streetlights... not visible. Board please consider

- **Misc.**

- A) Parking/Towing – still need to develop a plan for Brookfield specifically plus rethink rest of HOA
- B) Back area near Winco pond H.O complaint – graffiti (on personal fences), trash, etc. (we get this complaint occasionally – every time we do something about it i.e. repair the pond fence it gets vandalized immediately again.

## Committee Reports:

### 1. Crime watch committee:

- **None**
- Officer report: Shane states that it has been relatively quiet. He has checked the forest area again. Suggests that though no one was there perhaps its time to clean up in there again. Also notes that he heard of a couple people “throwing lit items into yards”... if this happens 1) report to sheriff and 2) send a note to the HOA

### 2. Budget Committee:

- **No Report**

### 3. Community Events Committee:

- *Sonia wants to remind everyone that all events are for all 9 neighborhoods under the SC umbrella. States that softball and all movies this year so far have been great and that*
- *Watch the HOA website at [www.silvercreekwa.com](http://www.silvercreekwa.com) for activities announcements.*
- *If you have any ideas you'd like to share please do send Sonia and her team an email [EVENTS@silvercreekwa.com](mailto:EVENTS@silvercreekwa.com).*

\*Treasurer requests annual estimated schedule for 2017 – for budgeting purposes

### 4. ACC

- 12 Requests came in July. 10 have been approved. 2 are pending receipt of further info.

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

- None.

## Old Business:

- Bob restates the desire to have Appeals procedure policy document (and other policies) updated. As a secretarial function the board asks Laura to draft these.

## New Business:

- Bob asks the board to consider that the FB page owned by the association be “restricted” so that no gossip type comments can be received or shown. If the HOA is going to have a FB page it needs to be tightly controlled and used only for informing (by official sources) the community in a positive manner. On private group FB pages (some masquerading as SC owned or controlled) many things have been said – much of it is not positive. This is not good for the community so we need to have good info going out.

## Motion to adjourn to Executive Session: 7:35 PM

## Recall regular meeting to order (out of Executive Session): 8:45 PM synopses of discussions and decisions made:

- Legal and collection matters discussed

## Meeting Adjourned. 8:55 PM

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