

Minutes

SCHOA

August 20, 2015

Call to Order: 6:30 PM

Attendance:

Bob Schultz

Michael Morrey

Stephen Barndt

Tim Ramsey

Mario Sericolo

Management Company Representatives — Brad Stubbs (for Don); Lorne Martin –Assoc. Mgmt. Team Leader

Homeowners in attendance: approximately 20

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: 6:35 PM

Guests — Grayhawk Homeowner discusses his concerns about the slope and would like to know what the board's plan is for concerns pointed out in the board's letter to homeowners (posted on the website). Bob replied by referring to the arborist and geo tech reports as well as recapping discussions with the county. He again reminds the homeowners that the stability of the slope is still (as has always been) the primary concern. Homeowner just wants to be sure that the board has or will be coming up with a plan. Further consultations are planned as part of making this plan.

Another homeowner expresses her concerns regarding the Country Hollow gates and the extreme cost of the repairs that have been discussed both in the minutes and on social media. She states that all homeowners bear the brunt of the gate expenses and she believes that she is not the only one that has concerns. Mario replied that the board has been fielding questions about this topic 'forever' and that no matter what answer they come up with someone will be unhappy. All agree.

Third homeowner talks about potential monument sign that is being considered for Brookfield. Those residents were asked to come up with ideas for the board to consider.

Another homeowner expressed the typical concerns about parking.

Another homeowner talked about the gates in Premier and asked that they be removed or locked open to save money. And her concerns about parking as well as the neighbor's grass keeping habits.

And finally one more homeowner in Premier addresses a personal issue (ACC request for tree removal).

Minutes: 7:20 PM

Motion made and seconded to table the approval of minutes from the last meeting; Board members need to make some corrections before any further discussion. Tabled. March minutes; still need final review and some corrections. Re-Tabled.

Committee Reports:

1. **Crime watch committee:**

- Deputy P. again reminds everyone to keep cars locked and leave NO valuables in them. Also just because you live behind a gate please remember those are for nothing more than traffic control... they provide a *false* sense of security – please do not be lax about your valuables whether you have a gate or not.

2. **Budget Committee:**

- No Report

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3. Community Events Committee:

- No Report

Officers Reports:

- Treasurer: Working on the budget for 2016... Will share draft with board soon – to start the process. (Board approves a budget and brings it to the membership for ratification as required at the annual meeting).

Management Report:

- Violation, Collection and other reports 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 at the meeting.
- **Collections report:** Delinquents expectedly up from to July 13% to August 25% (due to second half billing) (June was 15%)
- **Violation report:** May 180 letters sent, June 239, and July 177 -- 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". Note with the extreme heat this year, HOA decided to slow the letters to dormant grass... maintenance and/or weeds etc. still must be taken care of.
- Highlands' replacement Mailbox is on back order – will get installed ASAP.
- Playgrounds maintenance: units are refinished/stained and new play chips are being put down for safety.
- Receiver installed at Premier back gate access by remote will be possible very soon for homeowners who live there. Board to let us know when they wish to implement this

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

- None.

Old Business:

- Board members will meet with the auditor to clarify a couple of items in the draft audit so it may be finalized.
- Board members will met with reserve study (asset management plan) engineers to further discuss that job as well.
- Board made final decision on the View Maintenance project- results and reports are posted on the official website (www.silvercreekwa.com).
- Call out for CH residents to still bring their old gate remotes in for the exchange. Email vp@silvercreekwa.com (several still have not made the exchange).

New Business:

- None

Motion to adjourn to Executive Session: 7:55 PM

Recall regular meeting to order (out of Executive Session): 8:30 PM synopses of discussions and decisions made:

- Legal matters discussed – no decisions made
- Maintenance matters discussed – no decisions made

Meeting Adjourned. 8:35 PM