

Minutes

SCHOA Board of Directors Regular Meeting

August 15, 2019

Call to Order: 6:30 PM

Attendance:

Michael Morrey - President
Tim Ramsey – Vice President
Robert Schultz – Treasurer
Wolfgang Riss - Secretary

Management Company Representative: Lorne Martin

Homeowners: 3 homeowners in attendance

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Motion passed to approve the minutes of July 18, 2019 board meeting as written.

Officers Reports:

- Treasurer – No report
- Vice President – No report
- MAL – No report
- President –
 - Seal coat project is in finished. We should strongly consider a sweeper next time instead of the blowers to clean the road.
 - We have not received any answer from the GH litigants attorney for scheduling a formal mediation since April 11, 2019. Next step to follow.
 - Movie at the Park is scheduled for Friday June 28th. The movie will be Mary Poppins Returns.
 - Homeowner has asked to use the clubhouse to hold a lawn care class that would be open to all residents. Motion approved to approve the request.

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; July 10% (\$329,097.61 - 181 homeowners past due);
Aug 24% (\$411,418.68 - 426 homeowners past due);

- a. The 2nd half assessment is now late and included in the August numbers.
- b. Payment arrangements have been made with several of these owners.

2) Violations:

A) Letters sent – July: 302 August: 214

3) Financial: Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent around the board meeting for more detail.

4) Maintenance:

A) Out for Bid:

- a. Parking/Security Patrols – Securitas Security is putting together proposal.
- b. Add play chips to ALL the play grounds in Silver Creek. – Green Effects

B) Current Bids:

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- a. Parking/Security Patrols –
 - i. Security Services NW - \$55.00/hr minimum 8 hrs per night, 3 nights per week would be \$1,320 per week.
 - ii. Securitas - \$60.00/hr billed in 20 minute increments. Recommends “Parking Boss” parking enforcement software.
 - b. Repair Clubhouse HVAC – Narrows Heating \$2,340.87 – Leaking coolant. Asked for cost to replace.
- C) Work in Progress:
- a. Adding irrigation system, tilling lawn, new topsoil, grass seed, fertilizer & peat moss to common areas in Hillsboro & Country Hollow;
 - i. The water meters are installed. Next is the irrigation installation then landscape work.
 - b. Repair fence around storm system in Premier at end of 89th Ave Ct E with metal posts.
 - c. Clubhouse tennis court net replacement.
- D) Work Completed
- a. Install magnets on all the 11 remaining gates similar to the Country Hollow back gate.
 - b. Change all light fixtures in clubhouse to LED. Repair Works.
 - c. Replace parking lot lights at clubhouse with LED heads – Repair Works
 - d. Country Hollow & Southridge seal coating is complete.
 - e. New Silver Creek website is live and up and running.
 - f. Clubhouse basketball hoops and nets replaced.
 - g. Broken swings replaced in Brookfield park.
- E) Ponds – Cleanup now three times a year.
- a. Green Effects is currently cutting down the vegetation in all the storm ponds.
 - b. May 7th County performed pond inspections. We received their reports June 25th requiring work to be done in Country Hollow, Hillsboro & Ashford by October 1st. Met with new Storm Water Dept Manager regarding wet ponds in CH. County is requiring ponds to be repaired to hold water per the original design.
 - i. Received one bid for Geo Tech inspection from AGES engineering to determine if there is a liner and if so, why it’s not working (\$2,800). AESI provided a proposal in the amount of approx \$3,600 - \$6,200. AHBL provided a subsequent proposal of approx \$25,000 for their portion of the engineering work. We would still need to hire a contractor to perform the digging and repairs.
 - ii. I have reached out to a new engineering contact – Geo Resources.
- 5) Misc.
- a. 2019 Election – First call for nominations was posted on the website on August 7, 2019. No nominations have been received to date.

Committee Reports:

1. Crime Watch Committee:

- Vehicle prowls reported in Hillsboro. Vehicle car doors were left unlocked and some garage doors have been left open over night. Recommends we install “No Trespassing” signs in the green belts so the sheriff’s department can help remove trespassers.
- Several cigarettes were left burning behind the garbage enclosure at the clubhouse. The bark was smoldering and the fire department was called to confirm the fire was put out. The Board approved replacing the mulch with rock around the enclosure.

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2. Budget Committee:

- Robert Schultz will begin gathering the information to prepare the 2020 draft budget.

3. Committee on Forest Maint:

- The Board approved cleaning up the debris in the green belt forest trail to reduce the risk of fire.

4. Appeal Committee

- Wolfgang reported there were 3 appeals heard on Wednesday. One in person and two written appeals. The committee's recommendations will be forwarded to the Board via email.

5. ACC

- Michael reported that it is a busy time of year for the ACC. The turnaround time for the requests is still very quick when all the needed information is included with the submission.

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

- None

Unfinished Business:

- Camera Bid
 - Wolfgang Riss reported utilities were all marked in the area where the trenching will need to be done to lay conduit for the camera system. We may need to re-mark them as the grass grows before the work is done.
- Tunnel Clean up
 - Management will follow up with Green Effects regarding the tunnel clean up.

New Business:

- The Board approved Mike Morrey to purchase a new DVD player for the Movie at the Park. The previous DVD player no longer works.

Open Forum: Questions/Concerns included:.

- A homeowner requested information regarding their specific matter.
- Thank you for the Movie Night for the community.
- What are the Board Members responsibilities?

Motion to adjourn to Executive Session: 7:30 PM

Recall regular meeting to order (out of Executive Session): 7:45 PM synopses of decisions made:

- **Legal and collection matters discussed.**
 - The Board approved the attorney's recommendations regarding collection actions.
- **No other decisions made**

Meeting Adjourned. 8:25 PM

Tabled Items for Future Discussion

- Enforcement Procedure Revision
 - Fines for vandalism added to policy
- Drone Policy

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- Robert Schultz is researching this item further.