

12/16/08 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, December 16th, at 6:30 p.m. Four of the current Board members were present.

The minutes from November 18th, 2008 were approved with no changes.

Report of Officers

No reports from the Officers.

Report of Committees

Mr. Lorenz, reporting on behalf of the Finance Committee discussed the financials with the Board and gave a brief summary of the month's meeting.

There were no other reports from committees.

Unfinished Business

The warranty issue with Rainbow has been resolved. A motion was made, seconded and approved to require serious thought and consideration before using Rainbow as a vendor again.

The Secretary presented the proposed amended Bylaws to the Board for discussion on two points. The Board agreed that one point should be given to the Attorney for review and possible rewording before amending and revising the Bylaws.

The 2007 Audit is complete and we are just waiting for the report to then review as a Board.

The Board agreed that a meeting needs to be set up between the Board and the ACC Committee.

The Board discussed the various issues surrounding surface water management. A motion was made, seconded, and approved to have the required work on the ponds completed as soon as possible and to have a letter sent to Councilman Bush regarding the request for a meeting. A certified letter has been sent to Winco/Rite Aid concerning their draining into the Association's ponds.

The monument in Premier has been repaired.

The responsibility of the lights in Sterling Ridge is still an ongoing issue.

As of right now, there will probably not be a crosswalk put in, however, it is on the list of items to address with Councilman Bush.

Although the Christmas party was a big success, the food drive was not.

New Business

A motion was made, seconded and approved to have Bob Lorenz be the official webmaster.

A motion was made, seconded, and approved to put the CCRs, Bylaws, and the Rules and Regulations on the front page to be viewed without having to log in.

A notice will be posted on the website explaining that the gates are being left open during the inclement weather.

The impromptu meeting the President held on Saturday, November 29th did not bring any homeowners with solutions to the problems being addressed.

The clubhouse inspection is now a non issue.

There was a suggestion to have a No Trespassing sign posted by the trail to Winco. The Board agreed to not do this.

The meeting with the Sheriffs Department was a success. The President is still in the process of trying to set up a meeting with the County Councilman.

The management company will look into moving some large rocks from one of the other communities to block off around the gate into Country Hollow.

The Vice President and the Treasurer signed the form to allow the President to speak on behalf of the Board if necessary for the towing court case.

The Board discussed the current acts of vandalism. As part of this discussion, the Board agreed to take down the water fountain for now and to revisit the issue in the spring.

Member Forum

Mr. Lorenz let the Board know he has been working with the management company to separate out the income and expenses for the clubhouse.

Mr. Lorenz also asked the Board to consider access for renters on the website. The management company will look into re-wording the contract to allow a process for renters.

A motion was made, seconded, and approved to increase the clubhouse rental fee to \$125 and leave the deposit at \$200 as of January 1st, 2009.

Report of Management Company

The collection and violation reports were distributed to the Board.

The meeting was adjourned.

Signatures of Approval:

Norm Lawlis

(President)



Katie Royer

(Secretary)

