

12/15/09 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, December 15th, at 6:30 p.m. All five current Board members were present. Also present were the Association Manager and one of the Board Candidates.

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

Management Report

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

Report of Officers

No reports from the Officers.

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, informed the Board that the Committee did not have a meeting in the month of December. He also discussed some questions regarding the financials, including an inquiry as to when the excel file for November would be coming.

Unfinished Business

Since there was not a quorum at the November meeting, the advice from legal says that the two Board members whose terms expired in November, have a choice to make. They have the option to remain on the Board until the next election (which would be for the remainder of the new term) or they may submit their resignations. Either way, there will be four spots up for re-election at the next annual meeting in November 2010. If both members were to resign at the same time, the remaining three members would be able to continue with the minimum quorum of three and a majority vote for any decisions.

The Management Company is suggesting that the Board cover themselves by putting a disclaimer on the website noting that the actions of the Crime Watch are not coming through the Board. The Board agreed to try reaching out to the chair of this start up committee one more time and let them know that the Board supports what they are trying to do and wants to help, but there needs to be communication between the Board and the Committee in order to make it a recognized Committee. The Board agreed to readdress the subject at the January meeting unless anything detrimental comes out before then. Also, the Board asked the webmaster to make it so any communication through the website will go to the Board for now.

Another letter will be going to the School, the School Board, and the PCSD to try to start ^{request increased} ticketing ~~enforcement of the rules regarding~~ and/or towing the vehicles parking in the streets around the school. The Board will also have their parking ^{The school & School Board will be} control start coming through to issue tickets. ^{copied on the letter.}

The County sent ^{a report of required corrections} ~~some new suggestions~~ to the Board about the Storm Water Ponds. Drain Pro contacted the County and received an allowance of nine months to get all of the ^{recommendations} ~~recommendations~~ done. Drain Pro let us know that all of the items would be taken care of with their maintenance next year. ^{corrections}

PSE has agreed to the formula worked out for the Storm Pond at the back of Country Hollow.

This Christmas party hosted by Rainier Connect had good attendance. Unfortunately, the web cam conversations for the military families had to be cancelled due to a patrol the soldiers had to go on. It was also

suggested to provide Rainier Connect with a mailing list for the whole community so that all members of the association could know about the party.

A motion was made, seconded, and approved to table the issue of the fencing in Premier until the spring when the weather would be more permitting to working on the fences. The Management Company will continue to work on setting up a relationship with a good fence company.

The parts for the mailbox clusters in Brookfield have been ordered and this is a work in progress. The bid to repair the three clusters was ^{it} be about \$900. After these repairs, the homeowners will be responsible for the repairs of the mailboxes.

A couple of sections of fencing in Brookfield came down during the last windstorm. The section of fencing that was just covering chain link fence was taken down.

New Business

The 2010 dues and collections have been mailed and there is a statement on the website.

The Board agreed to have any residents with complaints go to the website and fill out a violation form to be sent in to the Management Company. The Board also discussed the issue of daycares within the community. The Management Company will look for the legal letter from the previous Country Hollow and the Secretary will look through the minutes for any occurrences. [^] occurrence

The new remotes are in at the Management Company. A couple of the Board members let the Manager know that their remotes are dead.

Board Forum

The Vice President asked for verification on the licensed weight for commercial vehicles and the President said the agreed on limit was 15,000 pounds. The Board agreed the regulations should be enforced the same way across the Board. If someone is tagged that shouldn't be, the homeowner should be able to send a copy of the registration to the Management Company showing they are not in violation.

Parking patrols will not be coming through on the weekends of Thanksgiving, Christmas or New Years.

The Secretary asked that we once again make sure the gates are open when there will be inclement ^{event} weather.

Member Forum

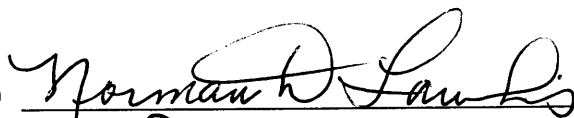
The Board agreed to use the January meeting as a trial and move the monthly Board Meeting from the third Tuesday to the third Wednesday.

The meeting was adjourned at 7:35 pm.

Signatures of Approval:

Norm Lawlis

(President)



Katie Royer

(Secretary)

