

SILVER CREEK

Board Meeting Minutes

December 21, 2023

Call to Order:

The meeting was called to order by the President Michael Morray at 6:33PM. A quorum of board members was established.

Board Members Present:

Michael Morrey	President
Wolfgang Riss	Secretary
Joseph Jonak	Director

Board Members Absent:

Joshua McCoy-Redmond	Vice President
Christopher Miller	Treasurer

Manager:

Jari Phillips CMCA, The Management Trust Community Manager was present.

Michelle Saulina – Management Trust Vice President was present

Homeowner Forum:

5 homeowners were present.

Minutes:

- A motion was made by Wolfgang Riss to approve the minutes of the October 30, 2023 meeting. Second, carried unanimously.

Financial:

- Financials have been produced for August through November. Working on December.

Committee Report:

- ACC Committee 5 applications approved, one under review.
- Forest Committee Michael motioned to decommission the committee. Seconded, approved unanimously
- Security Committee has no reports.

Board Report:

- Board President is reporting that litigation with prior management is still happening.

Management Report:

- All items on action list is on agenda
- As of November 30, 2023, 169 compliance letters went out to homeowners.

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Unfinished Business:

- Michael Morrey motioned to finish Premier mailboxes but to have the Board to review rest of bid to see what order they would like to do them in. The cost is \$8,389. Seconded, carried unanimously
- A motion was made by Joe Jonak to approve paint bid from AC Moate for \$10,650 for red curbs in Brookfield. Seconded, carried unanimously.
- A motion was made by Wolfgang Riss to approve the Staudt Electric bid for \$9,425 for street light repair throughout the community. Second, carried unanimously.
- Jari made mention that curb painting in Brookfield should be done. Board agrees and is wanting bids.
- Management explained any projects of \$5,000 is to the Trac contract in place. This is an insurance policy that gives the vendor a 12 million dollar wrap policy at their cost. This is not an extra charge to the vendors.
- Micheal let homeowners know the board is moving forward to get the work done on the trees on Gem Hight Drive. Management asked to be able to know about work before approved so things like TRAC can be implemented as well as making sure right processes are followed.
- Wolfgang Riss motioned to approve the \$406 reimbursement to Michael Morrey for expenses paid for and \$139.86 to Joe Jonak for cookies at the holiday party. Seconded, carried unanimously.

New Business:

- Management went over proper ACC processes when approving. It was explained that if voting is outside a meeting it must be unanimous. Majority only counts when in an actual meeting. Committee chair would like clarification on what RCW says that committee needs unanimous vote when approving outside of a meeting. Management to provide information.

Next Meeting:

The next meeting of the Silver Creek HOA will be January 18 at 6:30 pm via Zoom for annual meeting.

Adjourn:

A motion was made by President Michael Morrey to adjourn the meeting at 9:12pm. Seconded, carried unanimously.