

2/17/09 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, February 17th, at 6:30 p.m. Four of the current Board members were present.

The minutes from January 20th, 2008 were read and approved with one change.

Report of Management Company

The collection and violation reports were distributed to the Board. This was followed by a discussion of some of the violations and past due accounts.

Report of Officers

No reports from the Officers.

Report of Committees

There was brief update from the ACC Committee and a quick discussion about consistency and the communication of information between the Board and the committee.

There was no report from the Appeals Committee.

Mr. Lorenz, reporting on behalf of the Finance Committee discussed some questions with the financials.

Unfinished Business

After some discussion, a motion was made, seconded and approved to Amend and Restate the Bylaws. It was agreed to have the Restated Bylaws posted on the website in a PDF file.

Repairs on the storm drains have been completed.

The 2007 Audit is now complete and no abnormalities were discovered. The Board agreed to go forward with the same company to complete the 2008 Audit at a cost not to exceed \$6,150.

The water fountain at the clubhouse needs to be repaired. In order to have it cemented securely it would cost additional funds. It was agreed to table the issue until further notice.

A meeting was held with the County Councilman. There has not yet been a reply back, so the Board agreed that if there is still no news by the end of the week, the President will send a follow up e-mail to Councilman Bush.

A motion was made, seconded and approved to purchase twenty 20 mph signs to replace the 15 mph signs in the community in order to comply with the requirements to have the County enforce speed limits on the private roads. There was also some discussion about setting up the speed patrols and the Board agreed to set up the training classes for some time in April to be ready to start the program in May.

Some very large, very difficult to move rocks have been placed around the Country Hollow gate to prohibit vehicles from driving around the gate. The President also updated the Board on the other vandal and weather related repairs that have been completed. The Board agreed to revisit the damage to the ball fields at the March meeting.

The management company is going to look into a more cost effective replacement for the Association owned light poles.

The property taxes on the park area behind Hillsboro have been corrected, and the County is sending the Association a refund check.

New Business

The Board discussed the issue of parking commercial vehicles within the community. The Board agreed to put a hold on all notices and fines for commercial vehicles until the Board can get a legal opinion from the attorney.

The President discussed new vandalism issues. The Board agreed to have the President repair the down spouts with materials from the hardware store. If there is further damage, the Board will readdress the situation to decide what the best solution would be.

There are continuing parking issues around the school. The Board agreed to discuss the situation with the tow company to see what their advice would be.

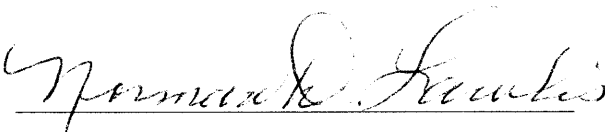
Member Forum

A homeowner voiced additional concerns about restricting commercial vehicles from parking within the community.

Another homeowner asked about the damage to the mailboxes in Brookfield. The President let the homeowner know we are working with a repairman to have the boxes repaired.

The meeting was adjourned at 8:05 pm.

Signatures of Approval:

Norm Lawlis (President) 

Katie Royer (Secretary) _____