

2/17/10 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Wednesday, February 17th, at 6:30 p.m. All five current Board members were present. Also present were the Association Manager and one of the Board Candidates.

The Secretary read the minutes from the January 2010 meeting. A motion was made, seconded and approved to accept the minutes as read.

Management Report

The Manager let the Board know there would not be a Violation Report this month due to an absence in the office. He then passed out the Collection Reports and a couple comments were made about various violations and past due accounts. A motion was made, seconded, and approved to post a friendly reminder about paying dues on the website and send out a mass e-mail to the community as well.

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, let the Board know there was not a February meeting. He then briefly reviewed the financials and some questions from the committee.

Unfinished Business

The new dog stations are not yet in, but are on the way.

A motion was made, seconded, and approved to accept the bid from Rainier Fencing to have the Premier fences repaired, various other fencing throughout the community repaired, and have a metal fence to cover the dumpster at the clubhouse for a cost of \$1,425. As part of this motion the Board agreed to also get a bid to have a chain link fence put in behind the wood fence around the perimeter of Premier and vote on this bid via e-mail. A motion was made, seconded, and approved to have the fencing company put together a proposed maintenance plan for the Board to review and then be able to budget for. It will also be noted that future replacements of fencing will not be painted.

A motion was made, seconded, and approved to get a "No Dumping" sign for the dumpsters by the clubhouse. The sign will then be hung on the inside of the dumpster cage.

The Board is trying to move forward with some of the people who had been involved with the Country Hollow Crime Watch. The Board agreed to put a note on the website saying that all Committees must be recognized by the HOA Board and then list the committees that are currently recognized (i.e. the Finance Committee, the Appeals Committee, and the ACC Committee). Don will put together the write up.

A bid was received to have the walking gates removed for \$311. A motion was made, seconded, and approved to postpone the motion to remove the walking gates and to put a note on the website that at the March meeting the Board will be voting on whether or not to remove the walking gates throughout the community. The Board agreed to include this with the mass e-mail about the dues.

The President updated the Board on the new steps the school is making to try to get the parking problems under control.

A motion was made by the chair to establish the Board Meetings on the third Wednesday of each month at 6:30 pm.

Due to the resignation of the Treasurer, a posting was put up on the website allowing the community to call a special meeting for an election for that position. There were no requests from the community. A motion was made, seconded, and approved to follow the past procedure to appoint the person with the largest number of votes at the last general election to fill the vacancy until the next general election. Norman McLean will be the new member of the Board. The President welcomed Mr. McLean and thanked Mr. Newcomb for all of his service to the community.

The President updated the community on the few incidents of vandalism throughout the month.

New Business

The Board agreed to not have a recording of the minutes on the website.

The President asked that the committee members be updated on the website. It was also agreed that there should be a posting put up on the site for new volunteers.

The domain name registration for the website has been taken care of.

The President let the Board know that the Department of Corrections has informed him that young man who was sent to prison for various crimes in the community is being released on parole and will be moving back to the community.

The President updated the Community on the status of the Surface Water Management situation. There is a new representative from the County for our community. The President will update the Board as he has updates from the County.

The insurance company for the community has informed us that if you hire an off-duty police officer to do security, our insurance will be canceled. We are able to use a private security company. The Board agrees that this is an unfortunate situation, but we will have to start looking in the direction of private security. The Management Company will ask for something in writing from the insurance company and the Vice President will check with the officers to see if they would be covered under the County's insurance.

The water company has informed us that some homeowners have placed plantings around some of the fire hydrants. If any homeowner refuses to remove the plantings, it will come back to the Board to be dealt with.

The President let the Community know that there is a circuit breaker that has been flipping in Country Hollow. The President and another Board member will continue to follow up and keep an eye on the circuit as the lights go out so that we can hopefully narrow down where the short is in the system.

Board Forum

The streets in Ashford are starting to breakup and need repair. The Board agreed to have someone take a look at the roads to start looking at how and when to repair the roads.

Member Forum

A homeowner reminded the Board they will need to verify if the chain link fence would be on our property if we decide to have it put in. The homeowner also asked for verification about when the dues need to be paid.

A homeowner had some questions and concerns about the parking in the community. There was a long conversation about the parking situation. The homeowner also asked about how to get onto the website. The homeowner also inquired about stop signs in the community.

The meeting was adjourned at 8:35 pm.

Signatures of Approval:

Norm Lawlis (President)

Norm Lawlis

Norma McLean (Secretary)

Norma McLean