

SILVER CREEK

Board of Directors Meeting Minutes-DRAFT

Meeting Date/Time: February 16th, 2023, 6:30 PM

Meeting Location: zoom video

1. Call to order (President) 6:58 PM
 - a. Roll Call (Secretary)
 - i. Wolfgang Riss Secretary, Joshua McCoy-Redmond MAL, Michael Morrey President (Tim Ramsey VP – absent)
 - ii. Darria Murphy, Don Campbell; REIS management representatives
2. Approval of Minutes of previous meeting: January 2023

Wolfgang Moved; 2nd by Jay; unanimous vote (3-0) to approve the minutes of the January 19, 2022 (most recent board meeting) as written.

3. Board Member Reports

***As Silver Creek did not have a quorum for the election, The Board decided to interview (and completed this process on Friday January 27th) the 3 candidates who were on the ballot for the 2 vacancies. The board hereby appoints Christopher Miller as Treasurer and Joseph Jonak as member at Large.**

_ Christopher (Treasurer)	<i>no report</i>
_ Joshua (VP)	<i>no report</i>
_ Wolfgang Riss (Secretary)	

Trail system condition below Grayhawk and Above Country Hollow Trails as well as below Southridge and above Hillsboro were walked (thorough inspection) No obstructions so is safe to walk. However, a couple dozen more fir trees have come down. Much trash up at the WinCo end, 6 shopping carts, glass and a car wheel. No tents or encampments noticed. Need to get some cleanup done. Fence along property line (WinCo and SC forest) needs mending. Tunnel area has some issues: covered in graffiti. Smells like urine/sewer. Fires have been set in tunnel as well. Tunnel appears unsafe. Needs cleanup. Sport Courts look decent.

Management to obtain cleanup bids. Also ask Prime Ops to pay closer attention to the tunnel area on patrols.

_ Joe (MAL)	<i>no report</i>
_ Mike (President)	<i>no report (items to come up in old business below)</i>

4. Management Report

Financials: Acct balances as of 02/16/2023

Operating	\$272,066.53
Ins. Reserves	\$10,422.20
Unallocated Reserves	\$434,350.59

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Emergency Reserves \$11,371.00
CDs \$1,938,987.30

Delinquency report:

Prior to the end of January when 2023 first half became past due:

291 members \$309,906.54

After first half became past due:

597 members totaling \$401,125.48

5. Committee Reports

a. Budget and Finance

i. *no report*

b. ACC

i. One request turned in; A/C unit -- will deal with as spring/summer approaches

c. Appeals

i. Received No appeals. Nothing new to report

d. Forest committee

i. No report waiting for DNR.

e. Security – *no report*

6. Unfinished Business

- Drainage ditch work continues in the field. This drain is designed to route the water to a catch basin therefore reducing the water overflow to the sidewalk as it's a safety hazard all year long. This project costs **\$24,899.44**. This project was designed by the Engineering firm, AHBL inc.
- Gate inspections, evaluation and repairs continue.
- Legal review of assessments continues. Supplemental assessments still under review. Note that a supplementary amendment was made in August 2003 by the developer concerning sub associations, their nomenclature and wording under exhibit C. The board will add the amendment to the silvercreekwa.com website under documents.
- AppFolio updates continue. Getting more homeowners setup in order to improve communications and payment ability for homeowners.
- Storm Pond issue with Silver Pointe still under review.
- HB gate crash claim made to Pierce County was denied by Risk Management Division on January, 26th 2023.
- Board additions: *none*

7. New Business

- Nothing from management at this time.
- Tree removal work by entrance of Hillsboro **\$19,757.64** and Grayhawk **\$6,596.82** as these trees (roots) in these areas are damaging sprinkler systems and sidewalks (causing tripping hazards).
- Tree replacement work will also happen in Ashford **\$4,350.84** and behind Highlands on the boulevard **\$35,620.64**. Premier tree work is **\$11,290.08**. All for same reasons

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as well as some dead trees that need to be removed. Project includes stump removal and tree replacements.

- Water spigots at ALL gates to be added, (11). **\$6,641.67**. This will improve cleaning gates and monuments for a better appearance. (Eliminates the need for water trucks when cleaning etc. is necessary).
 - Boulders at entrances to stop cars from driving over grass and sprinkler systems. 39-3 man rocks costing **\$7,515.78**
8. Open forum (3 minutes per person in order to respect others' ability to speak) 'request to raise hands in order to be recognized.'
- a. **Bob S.** asks "for transparency and disclosure"-- which community are the appointed board members from Response is Country Hollow and Brookfield. Board now has 3 members from CH.
 - b. **Lavern P.** "I totally expected to not be selected for board service even though I have past experience - decision is done but CH in my opinion shouldn't have more board members when I am willing and able to serve from a 'non-gated' community. This board's integrity in my opinion is lost. I received second highest vote total even though there was not a quorum and I want all communities equally represented. No response needed to my comments."
 - c. **Cynthia** asking when appeals for fine reduction are heard and answered. Unsure of the process. Mike states that when homeowners are with attorney they need to communicate only with the attorney's office. The board will on atty advice decide in board meetings but members receive communications from atty.
9. Adjourn to Executive Session 7:39 PM
- a. Discussion regarding legal actions on collections
 - b. No decisions made.
10. Reconvene and Adjourn Meeting 8:15 PM