

Minutes

SCHOA Board of Directors Regular Meeting

February 17, 2022
Call to Order: 6:32 PM

Meeting held via Zoom Online Video Meeting

Attendance:

Michael Morrey - President
Tim Ramsey – Vice President
Wolfgang Riss – Secretary
Virginia Frazer – Treasurer

Joshua McCoy-Redmond – MAL (absent)

Management Company Representative: Lorne Martin
Homeowners: 14 homeowners in attendance

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Motion passed to approve the minutes of the January 20, 2022 board meeting as written.

Officers Reports:

- Vice President – No report
- Secretary – No report
- Treasurer – No report
- MAL – No report
- President –
 - A letter will be sent to Silver Pointe Condominiums regarding shared expense of the maintenance of the storm ponds that Silver Pointe roads drain into.
 - The current gate open hours as set by the Board will be posted on the website. Country Hollow and Hillsboro due to having so many homes have open gate hours during times of high traffic.

Management Report: Violation, Collection, Financial and other reports are emailed to board members prior to meetings to save paper costs and to give board a chance to preview.

1) Collections:

- A) Delinquent Assessments;
- | | | |
|-----|-----|-------------------------------------------|
| Jan | 9% | \$177,022 – 162 homeowners with balances. |
| Feb | 31% | \$300,677 – 545 homeowners with balances. |
- a. The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.
 - b. The 1st half assessment is now past due.
 - c. Payment arrangements have been made with 34 of these owners.

2) Violations:

A) Letters sent in January: 138

- ### 3) Financial: Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent prior to the board meeting for more detail.

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4) Maintenance:

A) Out for Bid:

- a. Options to add additional lighting at main Hillsboro entrance.
- b. Missing Bollards
 - i. There are 3 Missing yellow bollards from the storm pond access roads.
 - ii. The Board requested JCHA to obtain a proposal to install swinging access gates like those at Carson Elementary with reflectors.

B) Current Bids:

- a. Hillsboro Tree Work at park off 188th St E & Hillsboro Dr E.
 - i. Wright's Logging provided an estimate of \$1,859.80 to remove and haul away 2 dead trees from the park and trim back several branches hanging over fences.
 1. The Board will look at the trees and limbs prior to approving the proposal.
- b. Premier / Ashford Tree Removal
 - i. Wright's Logging provided an estimate with two options to remove 19 trees from the common area between Premier and Ashford. One option including the use of an excavator for \$21,000 and the other without the excavator for \$25,000.
 1. The Board approved asking Wright's to confirm with the County regarding any requirements since the trees are near the wetland buffer area.
- c. Hillsboro Fence Repair
 - i. A section of the new chain link fence installed between Hillsboro and the neighboring community near Lot 94 has been cut and needs to be repaired. Estimate to repair is \$650 from Fence Specialists.
 1. The Board approved the estimate for repairs to the fence.

C) Work in Progress:

- a. Hillsboro Eastwood Gate Repair
 - i. One of the gate leaves has been damaged and must be replaced.
 1. The Board approved Perfection Coating estimate of \$7,500 to fabricate a new gate leaf and replace the hinges. Guardian Security estimate of \$900 to remove and reinstall the gate leaf once it is fabricated.
 - a. Neither Perfection Coating or Guardian Security have a vehicle to transfer the gates to and from the site. Wolfgang recommended Perfection contact Bunce Rental to rent a boom truck to transport the gate.
- b. Country Hollow Streetlights
 - i. Several streetlights are out within Country Hollow. The Repair Works has been requested to check all the lights and make the necessary repairs.

D) Work Completed:

- a. Survey Hillsboro Storm Pond / Fence Line
 - i. Apex Engineering has surveyed the east property line of Hillsboro storm pond.

Committee Reports:

1. Budget Committee:

- o The committee is confirming the status of the 3 volunteers to confirm they are in good standing and hopes to schedule a meeting between the 14th and 16th of March.

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2. Architectural Control Committee (ACC)

- The ACC received approximately 5 requests this month.

3. Committee on Forest Maintenance:

- No report.

4. Appeal Committee

- The Appeal Committee reviewed 6 appeals this month and will forward their recommendations to the Board.

5. Security:

- No report

Regular Business: (items discussed, and decisions made on urgent items between meetings)

- None.

Unfinished Business:

- A homeowner has submitted a proposal to hold free Karate classes at the clubhouse.
 - The Board has forwarded the proposal to the insurance agent and attorney for their review of the proposal for any liability risk to the Association. The Board will meet with the homeowner to go over their recommendations.

New Business:

- None.

Open Forum:

- A newer homeowner in Southridge had some questions on the budget that was recently ratified.
- Norm Stodgill from HB wrote:

We would ask that the following to added to our meeting agenda for February.

1. Field rework meeting minutes and votes. Submitted for membership approval in 12/2020 Budget. Once the planning begins, homeowners will be asked for input. Basically the idea is to add a black top walkway suitable for strollers and Jogging. Tables, trees(including fruit trees) perhaps some workout equipment like county parks have. As stated before it is in planning stages and the money has not been spent yet. In December 2020 Mr. Stodgill asked about budget and I answered. After answer he provided no more input and budget was ratified with line 5497

Michael Morrey (mgmorrey@aol.com)To:you (Bcc) + 2 more [Details](#)

Hello!

5213 is parking enforcement not 24x7, the budget number might be slightly above but as we dont have a full year, the total cost is not certain.

5496 is Pierce county off duty police. We used to have them under Vandalism. We signed a contract with a company that works with off duty officers. Its the same police officers but now not under HOAs insurance, they carry their own.

5497 is too improve field, we are not spending that amount on short term but the idea is to consult a professional to design the field. Trees, pick nick tables, a path, some work out equipment. Long term project but we need to put a number down so we can start research. Once the board has more information, we will put it out for all homeowners to review.

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Any number that seems high or leftover is transferred to reserve account for future expenses.

Hope it helps.

Mike

Sent via the Samsung Galaxy S6 edge+, an AT&T 4G LTE smartphone

----- Original message -----

From: Norm Stogsdill <normstogsdill@gmail.com>

Date: 12/12/20 12:04 (GMT-08:00)

To: hoa <hoaboard@silvercreekwa.com>

Subject: Budget 2021

Just a few questions on our budget for next year.

1. Line item 5213 is for parking enforcement at 24K.

What does that entail? Like 24/7.

2. Line item 5496, off duty officers.

That is this for?

3. Line item 5497. What is this?

2. Gate hour changes meeting minutes and votes. *This was debated multiple times at meetings. The board decides the operation hours that best fits the association needs and the board may change hours from time to time depending on wear and tear and what is best for the whole association. The Board of Directors do not need membership approval to change scheduled hours.*

3. Fence request at the end of silver creek ave east in Hillsboro. *The Board received a request few years ago and voted NO. This Green belt access enables South Ridge homeowners to use the trail and can not be closed as they have the right to walk the trail like any other homeowner of Silver Creek.*

4. Fence installed by Winco meeting minutes and votes. *We had conversation with Winco loss prevention in October 2017 and after increase in crime, drug usage and shooting reported to and by police, the board voted to close area in September 2021.*

5. Request that all contracts that we have be put on our website, like JC Higgins, Green effects landscapes, tow company, gate company and any other company we have contracts with. *NO, we will not post contracts on the website.*

6. Information that is put on the meeting notes. *No idea what that even means.*

7. Information on retention pond fencing, meetings and names of the county personnel that you talked to about the requirement for full fencing. *All ponds in Silver Creek are*

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fenced. I am assuming Mr. Stogsdill is talking about the detention pond and not retention pond in HB.1st, It is a Silver Creek detention pond and not propriety on Hillsboro. Due to Damage to sprinkler system vegetation and base caused by ATV activity witnessed and reported with pictures by Mr. Stogsdill, walking, dog poop, etc. We spoke with Pierce County Storm water system, Mr. Christopher Gallagher about solutions to improve surface water management in Silver Creek HOA. It was suggested to be closed like all other ponds owned by Silver Creek HOA and county. Once the pond was in compliance, which means based repaired and ground fixed, the homeowners from Hillsboro and South Ridge received storm water credit on their propriety assessment. As an example, Mr. Stogsdill paid \$127.32 in 2019, \$134.71 in 2020 and \$21.10 in 2021. That is \$100 per year in savings. Considering south Ridge(155) and Hillsboro(363) have 518 homes combined that's a savings is of \$51,800.00 per year and \$177,600.00 saving per year in the whole Silver Creek HOA.

Motion to adjourn to Executive Session: 7:20 PM

- Discuss attorney recommendations on collection matters.

Recall regular meeting to order (out of Executive Session): 8:10 PM synopses of decisions made:

- Board approved forwarding a letter received from an attorney representing a homeowner regarding parking notices to the Association's attorney to respond.

Meeting Adjourned. 8:10 PM