

SILVER CREEK

Board Meeting Minutes February 19, 2026

Call to Order:

The meeting was called to order by the President Michael Morrey at 6:32pm. A quorum of board members was established.

Board Members Present:

Michael Morrey	President
Wolfgang Riss	Secretary
Robert Schultz	Treasurer
Joshua McCoy-Redmond	Vice President

Manager:

Jari Phillips CMCA, AMS The Management Trust Community Manager was present.
Paige Swift Assistant Community Manager was Present

Homeowner Forum:

10 homeowners were present.

- Homeowner brings up issues they have been dealing with fines that they have already paid and issues are in appeals. They had issues with email addresses not being updated, they own 2 properties. They state that they wouldn't have gotten the fines if the email addresses had been updated in time. They have been reaching out to Management through calls and emails and not getting a response. Wonder what the status of their appeal is? Jari stated that this was something that the Board would be going over as it an appeal situation and their December appeal would be voted at this meeting.
- Homeowner wants to address the speeding that is happening around Brookfield, near 97th Ave E and Gem Heights Drive. They state that they would like to see more speed bumps in this area. Homeowner also brings up the concern of Firework use during the 4th of July, how the houses shake, causing trauma and fear of homes burning down. Wanting firework use restricted in the Silver Creek Neighborhoods. Also concerned with neighbors throwing trash all over and allowing it to blow around and not cleaning up. Jari states that homeowners can contact Management to report trash. Mikes states that you can report Fireworks, give address to Management Trust.
- Homeowner wants to bring attention to the issue of her yard/fence/house being crashed into a few weeks ago by a motorcycle. Home has been crashed into a few times and they reached out

to the County to see what they can do to help with the safety concerns with the corner of Gem Heights Drive and Country Hollow Drive. The County is not willing to put guard rails or street lights. The County said they will send people to survey the road to possibly put chevron and speed limit signs. Homeowner brings up the use of Ecoblocks along Gem Heights to protect the homes there. Wanting the HOA to put small the Medium size rocks on that corner to stop the cars from entering backyards. Also willing to buy her own boulders.

- Homeowner had an email discussion with Tessa regarding the outer portion landscaping for South Ridge. Tessa told them that the only area that the HOA is responsible for is Gem Heights Drive. Wondering if who's responsible for 184th st E & 86th ave e, he was told that is County responsibility. States that the area going down the hill needs some landscaping.
- Homeowner wants to bring up the issues with the road in Ashford that is still sinking near 87th and 82nd. Mike emailed and will to follow up with the company that came out last time. Would also like to bring up concerns with the Assessment Statements coming out late. Robert stated that it was a messed up letter and has been addressed with the Management company. Also wondering if the roads in Ashford will be resealed soon. Robert states that we need to address the sinking first.

Approval of Minutes:

- President states that on the board report, he reported he wanted to make sure that the homeowners were aware of the new laws and the collections that started Jan 2026. He asked recording secretary to edit that in and it was sent to Jari. President would like that added, as it was missing after it was sent in.
Treasurer votes to approve with the change, Wolfgang 2nds and all in Favor.

Financial:

- Management reports that as of the end of January you have \$606,706 in operating, \$3,592,206.51 for Reserves and AR is \$783,230. Jari want to note that the CPA reached about prior Management insurance saving and emergency reserves. Management Trust never received anything from them showing those accounts were closed, it cannot be assumed that they were put in anything with operating or reserves. Board needs to consider "writing off" these accounts as they were rolled in during the settlement process with the attorneys. Secretary makes a motion to remove prior management insurance savings and prior management emergency reserve, President 2^{nds} and all approve.

Committee Report:

- Architectural:
 - 9 Acc's.
 - 18307 92nd Ave E – Driveway Expansion. Board votes to Approve
 - 9515 Country Hollow Drive E – Window removal. Board vote to Approve
 - 9409 190th St E. – Fence Maintenance. Repair doesn't need approval.
 - 18206 Silver Creek Ave E. Plant deciduous tree. Board votes to approve with the condition it gets put on the other side of the driveway.

- 9614 186th St Ct E – House painting. Board votes Denied, needs to be earth tones.
 - 9115 177th St Ct E – Arborvitae Removal – Board votes to Approve
 - 18522 97th Ave E – Remove/Replace Tree – Board votes to Approve the remove/replace the tree, the other items in the ACC were never Denied.
 - 18818 Eastwood Ave E – Fence Replace. Board votes to Approve
 - 17619 93rd Ave E. – Damaged Fence Removal – Board votes No, need to replace, not remove.

- Security:
 - Concerns brought up with the security company, Jari sent the response to the board. Jari reports that she spoke with the owner of F-Dub Security and he states that he addressed the issues that were brought up and will have them check in at the clubhouse like they are supposed to. They also don't have working codes to enter and use the bathrooms, Jari to get them working codes. Secretary brought up that he would like it looked into for having extra security at the Clubhouse and field area during the 4th of July. Those places are off limits for fireworks. Secretary would like this addressed quickly so that we can secure booking 2 people for Security. Jari will ask the Security company if they work holiday's and see that they say.

- Board Report:
 - President asked if the Board is willing to approve the new By-Laws and Collection policy. Secretary hasn't read the collection policy just yet. Treasurer votes to approve the new By-Laws, secretary 2nds and all approve. Collection Policy to be discussed at next month's meeting.
 - President wants homeowners to know that we are working on security for the sports courts, clubhouse and fencing in certain areas to improve security. There is an email for the sports courts for those who want to use it and a condition on the front page of the website explaining how to do it. A sports court committee has been set up with the Secretary. sportcourt@silvercreekwa.com
 - Treasurer states that we should reconsider the open board position (MAL) help is needed on the Board and it would be nice to test out the electronic voting system that Management Trust uses before the next election. Jari states that there is a separate cost that is associated with running a separate election. Jari states that she thinks our documents state that the Board can appoint, instead of election, Treasurer states that appointing is something they don't want to do.

Unfinished/Old Business:

- Clubhouse Call box
 - Ongoing issue with the callbox not working. Phone company and the gate company have been out to repair and the old system is outdated and not working anymore.
 - Guardian came out and gave a bid that would be \$4,382.78 for the access control system and \$3,811.70 for the Security system. Monthly monitoring would be \$93.02 with a required 36 month contract than month to month. The new system will give the Clubhouse Coordinator access to program all the codes and not have to

email the gate company for access. The system will run off the Clubhouse WiFi and the phone line will no longer be needed, so there is a savings there. All vote to Approve

- Raised sidewalks on Silver Creek Ave:
 - A Homeowner brought up a request to grind down the raised sidewalks. These spots were inspected and they need to be replaced, not ground down. AC Moate is willing to do the work for \$4,491 and Rainier Asphalt said they can do it for \$5,100. All vote to approve AC Moate bid.
 - ADA ramp in Brookfield, Jari is still working with the County to find an engineer to look at these.
- Clubhouse back Picnic tables:
 - Nasim will remove the 1 table for \$1,531, to remove all it would be \$2,800. All vote to approve the removal of all.
- Grayhawk Main gate:
 - Postal box was vandalized, making the gate automatically lock open. It will be \$831 to fix this. All vote to approve bid.
- Country Hollow gate 8 (Main)
 - He bid for this repair needed to be revised as one side stopped working. \$3699 to repair entry and exit. All vote to approve bid

Jari has been getting reports that the Hillsboro gates aren't closing at night, she is wondering if the Board wants Guardian to look at those when they come out. All vote yes

New Business:

- Street Lights
 - Country Hollow street light fixture was reported as fallen off the post. City Light reported that there are 7 other lights out in the area but won't say where those lights are out. The Board won't approve the bid, unless they know where the work is being done.
- 2026 Tax and Audit
 - Newman is asking for \$3,500 for the 2026 taxes. All approve.
- Appeals
 - November, December and January appeals need the recommendations voted on. The Board received all the recommendations for review. All vote approve for November, December and January appeal recommendations.
- Payment Plan Request, Fee Waivers & Attorney Collections:
 - 54763263126 – All agree with payment plan
 - 54763273032 – All agree with payment plan
 - 54736262947 – All vote No to waiving the \$35 fees
 - 54763261979 – All vote No to waiving \$125 fines. \$3.17 interest \$125 late fees
 - 54763262877 - All vote No to waiving any late charges

- 54763261835 – All vote No to waiving any late charges
- 54763261863 – All vote No to waiving any late charges
- 54763262160 – All vote No to waiving any late charges
- 54763262887 – All vote No to waiving any late charges
- 54763263303 – All vote No to waiving \$1,231.21, \$425 general assessments, \$150 late charges, \$100 del fees and \$5.46 in interest
- 54763262534 – All vote No to waiving any late charges
- 54763262743 – All vote No to waiving any late charges
- 54763261612 – All vote No to waiving any late charges
- 54763263149 – All vote No to waiving any late charges
- 54763262634 – All vote No to waiving any late charges
- 54763262586 – All vote No to waiving any late charges
- 54763382695 – All vote No to waiving any late charges
- 54763262817 – All vote No to waiving any late charges
- 54763263276 – All vote Yes to reinstating payment plans under the same terms
- 54763262653 – All vote Yes to waiving \$1,745 in late fees, interest and fines as long as owner pays remaining balance along with up coming assessments in full
- 54763262344 – All vote Yes to proceeding with Sheriff Sale
- 54763263229 – All vote Yes to counteroffer of \$400 monthly, in addition to the semi-annual assessments, and offering to waive future interest and/or late fees, on the condition that they make timely payments.
- 54763261758 – All vote Yes to accept \$185 per month payment plan
- 54763262780 – All vote Yes to counteroffer of \$400 monthly, in addition to the semi-annual assessments
- 54763262561 - All vote Yes to waive the interest and late fees and approving the payment plan of \$200, but they would like to have the next semi-annual payment paid in full when it is due
- 54763261772 - All vote Yes to not waiving any more fees and keeping payment plan at \$167 until paid off
- 54763262069 – All vote No to the settlement offer but Yes to waive late fees and interest so long as the homeowner pays their account in full within 30 days
- 54763263123 – All vote Yes to attorney recommendation
- 54763263123 – All vote Yes to proceed with a lawsuit for personal judgment and foreclosure decree
- 54763261721 - All vote Yes to payment plan and if defaults then proceed with a lawsuit for personal judgment and foreclosure decree
- 54763262257 – hasn't moved the fence that is encroaching in the common area and has stopped responding to Management Trust. Management will reach out to the attorney for a Cease & Desist.

Adjourn:

Meeting adjourned to Executive session at 8:01pm.

Next Meeting:

The next meeting of the Silver Creek HOA will be March 19th at 6:30pm via Zoom.