

1/20/10 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Wednesday, January 20th, 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 December 2009 meeting. A motion was made, seconded and approved to accept the minutes with the noted changes.

Management Report

The Manager passed out the Violation and Collection Reports and a couple comments were made about various violations and past due accounts.

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, discussed the financials as well as some questions regarding coding of different expenses. He also let the Board know that the committee has a new member. The Board discussed how the bills are broken out and that some follow up needs to be done with some of the vendors to have the bills correctly detailed. A motion was made, seconded, and approved to have the water and lighting bills separated out by community through meetings with each of the vendors to have the bills corrected by the vendors.

Unfinished Business

The County inspected the Country Hollow Pond and has informed us that the assumed illegal drainage pipe in Country Hollow is actually not illegal. The Board agreed that the letter to the homeowner should include some wording to protect the Association from any potential problems that arise from this drain, to let the Homeowner know that this is a one time exception. The Board also agreed that the Board should get something in writing from the County allowing this drain. A motion was made, seconded, and approved that after we receive a letter from the County approving the drain, a letter should be sent to the Homeowner informing him that he is responsible for any contaminants from his lot to that drain.

Payment has now been received from PSE for the Retention Pond contribution. From this point on, a bill will be sent to the various commercial properties each year for them to reimburse the Association.

The President reviewed various areas where the Board has been successful in receiving back funds that had been overpaid by the Association, including the Retention Ponds, tax issues, etc. It comes out to between 25 and 33 thousand dollars.

We have not received a reply from the Pierce County Sheriff about efforts to control the parking around the school. The school is putting out cones and actively informing parents that they can not park on the roads through the community. The signs put up by the County are not the correct signs. They should state "No parking, stopping or standing" with the RCW. This will allow the Sheriff's to ticket the violators. It was agreed to ask the school to pursue this with the County since they were the ones who were successful in getting the signs up in the first place. The President and the Treasurer will talk to the school and see if they are willing to pursue this.

The Vice President is working with another member of the start up Crime Watch in Country Hollow. This member will try to recreate and put together the various lists and documents and bring them to the Board for review. The Vice President will continue to follow up on this.

The website information for the upcoming school vote was posted on the website so that the members of the community can look at their website to help in their decision.

The fencing in Premier was discussed. The Board agreed to get additional bids for the various options for the fencing.

New Business

A motion was made, seconded, and approved to purchase two additional dog stations at a cost of about \$300 plus tax each and have volunteers from the Board install the dog stations. The Board agreed there should be sufficient funding in the Fixed Asset account to cover these purchases.

The mailboxes in Brookfield have been repaired. A mailbox in Southridge was repaired for about \$330 due to some vandalism during the bad weather.

The Board agreed to not replace the other damaged window at the clubhouse at this time. Meridian Glass has put in a bid of about \$945. The Board will give the current window company a chance to bid on the window at the time the Board decides the replacement is necessary.

The Board agreed to get bids to cover the top of the dumpster cage to keep the homeowners from dumping their personal garbage in the dumpster. All that would be needed would be a chainlink top.

The County has a new Storm Water engineer for our properties. The new engineer seems like he will work with the community.

Two of the gate octagons in Greyhawk have been replaced because they were not working.

The President reviewed the current vandalism issues including the towing sign on the Country Hollow gate, the removal of a defective piece of playground equipment, and graffiti on some fencing. These items have been taken care of.

Board Forum

The Treasurer asked the Management company to please make sure the violation patrols are happening regularly and noting all items in violation, not just some here and there. The Secretary also asked that the parking enforcers focus on the parking along 96th in Brookfield.

Member Forum

A homeowner had a question about how the funds are distributed and budgeted.

Mr. Lorenz asked if we want to send out a mass e-mail reminder about paying dues. The Board agreed to wait until after they become past due on January 31st. He also inquired about how many signatures from Premier he needed to prevent the Board from taking down the horseshoe fence in Premier.

Other Business

The Board agreed to continue having the meeting on the third Wednesday ^{Feb} February and discuss the day again then. The President will make sure it is posted on the website.

The Treasurer handed in his resignation to be effective as soon as his replacement is elected or the Board agrees on a replacement. It was agreed the President and the management company will work on the posting for the website. The Board agrees the need to find someone who is willing to take the minutes each month.

The Board agreed to get some bids on having the fifteen pedestrian gates throughout the community removed and store the gates in one of the ponds for a period of time to be determined.

The patrols will be tabled until the February meeting.

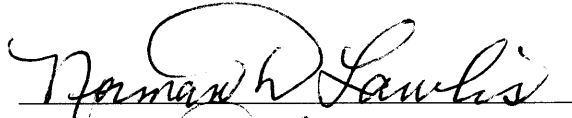
The President will take a look at the two gates in Country Hollow that do not seem to be working with the remotes.

The meeting was adjourned.

Signatures of Approval:

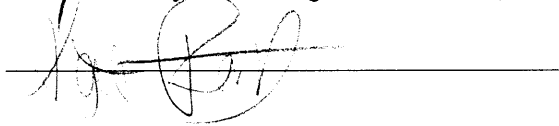
Norm Lawlis

(President)

A handwritten signature in cursive script that reads "Norm Lawlis". The signature is written over a horizontal line.

Katie Royer

(Secretary)

A handwritten signature in cursive script that reads "Katie Royer". The signature is written over a horizontal line.