

Minutes

4) Maintenance:

A) Out for Bid:

- a. Options to add additional lighting at main Hillsboro entrance.

B) Current Bids:

a. 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. Hillsboro Eastwood Gate Repair

- i. One of the gate leaves has been damaged and must be replaced.
 1. Guardian Security provided an estimate of \$12,822.78 to have a new gate leaf fabricated and installed with new hinges.
 2. Perfection Coating provided an estimate of \$7,500 to fabricate a new gate leaf and replace the hinges. Guardian Security will charge \$900 to remove and reinstall the gate leaf once it is fabricated.
 - a. The Board approved the proposal from Perfection Coating/Guardian to replace the damaged gate.

c. 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.

C) Work in Progress:

a. Survey Hillsboro Storm Pond / Fence Line

- i. Apex Engineering is surveying the east side property line of Hillsboro storm pond.

b.

D) Work Completed:

a. Highlands's mailbox replacement.

- i. Two (2) mailboxes were vandalized in Highlands and were replaced.

b. Tow Company Sign are being replaced by Puyallup Towing.

c. The stop sign at Country Hollow Drive and Gem Heights Drive has been replaced.

d. Hillsboro mailbox that was completely stolen and removed has been replaced.

e. The stop sign at the entrance to Brookfield at 97th Ave E & Gem Heights Dr E was knocked over and has been reinstalled.

E) Open Work Orders:

- a. W/O #041 – Replace broken signpost near Ashford entrance “HOA no parking no school pick up” – Completed.

Committee Reports:

1. Budget Committee:

- Virginia Frazer is reaching out to the homeowners that expressed interest in helping with the Budget Committee at the membership budget meeting.
- The Field Development Plan was included in the 2021 budget which was ratified by the Silver Creek homeowners.

2. Architectural Control Committee (ACC)

- No report.

Minutes

3. Committee on Forest Maintenance:

- No report.

4. Appeal Committee

- The Appeal Committee is currently reviewing 6 appeals 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:

- None

New Business:

- A homeowner has submitted a proposal to hold free Karate classes at the clubhouse for those aged 60 and older. The Board will have the insurance agent and attorney review the proposal for any liability risk to the Association.

Open Forum:

- A newer homeowner in Southridge had some questions on the budget that was recently ratified.

Motion to adjourn to Executive Session: 7:10 PM

- Discuss litigation next steps on the Silver Creek vs. Mielcarek matter.
- Discuss Bennett Small Claims matter.
- Discuss attorney recommendations on collection matters.

Recall regular meeting to order (out of Executive Session): 8:40 PM synopses of decisions made:

- Board approved filing a lawsuit for personal judgment and foreclosure decree against: Jose Honrado; Jeannot & Jacquie Muluila; Adam Haseeballah and Mohamad Sabeil; and Vijay and Katie Hira for non-payment of assessments.
- Other collection actions approved on certain Lots as recommended by the attorney.

Meeting Adjourned. 8:45 PM