

7/21/09 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, July 21st, at 6:30 p.m. Four of the five current Board members were present. The Association Manager will be running late.

The reading of the minutes from June 2009 was postponed until the August meeting.

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 some details regarding the financials. He also distributed copies of the proposed budget for 2010. Mr. Lorenz also let the Board know that unless they had questions or adjustments before the next scheduled finance meeting, there would not be a meeting in August. There was also some discussion about possibly posting a notice for the Annual Meeting on the website in addition to the mailing.

Unfinished Business

Apex completed their research this morning and submitted it to the attorney. According to the attorney, the properties along 176th St are obligated to share in the costs of the retention pond behind Country Hollow. The Association is currently waiting to hear from WinCo on their findings for who is responsible for what percentage.

The Management Company found that the acrylic backboard we have is no longer available. We are waiting to see if the supplier will be able to cut the new glass backboard to fit in our frame. The Vice President will also coordinate with the Management Company to get in contact with another supplier.

The cleaning of the smaller of the two ponds in Country Hollow has been completed at the proposed price of \$5,500. The larger pond is about two-thirds done and will be at the proposed cost of \$15,000. This is the pond we should eventually see some relief on from the commercial properties along 176th St.

The President thanked Rainier Connect for putting on the Kid's Party.

The Vice President and Treasurer will coordinate with the Management Company to find a time to discuss the letter to be sent by the Attorney to the School District about the Service Access to the school being used as a student drop off.

The President gave updates about the playgrounds that had required some repairs in Brookfield and Sterling Ridge. The President was able to make these repairs using spare parts from old playground sets.

At the last meeting of the Board, the Board approved security patrols using off-duty officers. The Board will be meeting with the coordinating officer after tonight's meeting at 8 pm. The Board agreed to wait until the meeting with the officer to discuss the logistics of running the security patrols.

The Board discussed the issue of the gates in Country Hollow. It was agreed to follow the motion made at last month's meeting to close the gates once the patrols begin.

The President let the Board know that the Secretary will present the certificates with frames to the Board before the Annual Meeting.

New Business

The Clubhouse Coordinator submitted to the Board a proposed change to the Clubhouse Rental form regarding how changes can be made to a reservation. A motion was made and withdrawn for a \$25 charge for each change after a reservation is booked. The Management Company will draw up a new draft to combine the changes in the drafts from the Clubhouse Coordinator and the Management Company. This new draft should include a \$25 charge for any changes after the reservation is booked. A motion was made, seconded, and approved to change the minimum cleaning fee from \$50 to \$100. Once the changes are made, the documents will be resubmitted to the Board for final approval.

Management Report

The Manager passed out the Violation Reports and made a comment to the community that after a number of homeowner complaints to the Health Department about a specific property, the Health Department has gotten involved. The Collection Reports were then distributed and there was some discussion about liens and other steps being taken to keep these under control.

Unfinished Business

There was a discussion about why general funds are used for repairs, replacements, etc. in individual communities instead of charging that particular community. The Board agreed to have a special meeting to include the Board, the Management Company, the Auditors, and the Attorneys to discuss how the funds should be handled. The Treasurer will work on setting up this meeting.

The 2008 Audit is complete.

The Board agreed to allow renters access to the website.

Board Forum

Member Forum

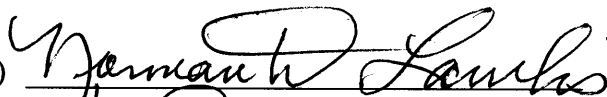
A homeowner inquired as to why a notice was not mailed to Country Hollow about the damage to the gates and other issues in the community.

The meeting was adjourned at 8:00 pm.

Signatures of Approval:

Norm Lawlis

(President)



Katie Royer

(Secretary)

