

Minutes

SCHOA Board of Directors Regular Meeting

July 16, 2020

Call to Order: 6:30 PM

Meeting Held via Zoom Online Video Meeting

Attendance:

Michael Morrey - President
Tim Ramsey – Vice President
Wolfgang Riss – Secretary
Crystal Dodson-Sabey – Treasurer

Management Company Representative: Lorne Martin
Homeowners: 12 homeowners in attendance

The Board has appointed Joshua McCoy-Redmond to fill the vacant position on the Board of Directors.

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Motion passed to approve the minutes of the June 18, 2020 board meeting as written.

Officers Reports:

- Treasurer – No report
- Vice President – No report
- Secretary – No report
- President -
 - Common Area fence in Premier that was replaced should be stained.
 - Some residents of homes in Hillsboro whose properties are adjacent to the large storm pond/swale have been accessing the pond through their properties. Letters will be sent to all the homes along the pond that access is not permitted within the storm pond/swale.
 - The Board is looking into black reflective tape to place on the vehicle gates that would not be as visible during the day but would be reflective at night.

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:** Delinquent Account Statements and Courtesy Violation Notices are still being sent. However, due to the current COVID-19 Pandemic and Governor's Proclamation we are not able to charge interest, late fees or fines.

A) Delinquent Assessments: June 18% - \$317,697 – 316 homeowners with balances.
July 12% - \$275,643 – 215 homeowners with balances.

- a. The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.
- b. Payment arrangements have been made with several of these owners.

2) **Violations:**

A) Letters sent – July: 241

- a. Towing/ Parking/Inoperable Vehicle - 115
- b. Debris/Refuse - 28
- c. Owners Maintenance - 78

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- d. Other - 20
- 3) Financial: Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent around the board meeting for more detail.
- 4) Maintenance:
 - A) Out for Bid:
 - a. Security camera installation at gates closest to the clubhouse, CH clubhouse side gate & HB Silver Creek Ave gate. – Waiting for last bid to install poles and dig trenches.
 - b. Paint over graffiti in the tunnel.
 - c. Remove trees along the paved path between the storm ponds near the clubhouse. The roots are lifting the asphalt.
 - d. Obtaining estimate to complete the fence around the Premier storm pond and install gates at both ends.
 - B) Current Bids:
 - a. Sport court repairs and reconfiguring for pickle ball. Sound Sports Surfaces provided bid at \$36,600 to repair the surfaces of all the tennis and basketball courts and reconfigure one of the tennis courts into 2 pickle ball courts.
 - i. **Motion approved to accept the bid.**
 - C) Work in Progress:
 - a. Replace water heater from under cabinets in clubhouse with instant hot water heater in new exterior closet. Electrician is completing the electrical hookup.
 - b. Install no parking signs at common area along alley in Brookfield.
 - c. Sidewalk ramp – painting yellow for better visibility to match county sidewalks.
 - d. Installing new gate operators on Premier gate and Grayhawk south gate. Also installing safety equipment on the gates per proposal from Guardian Gate Systems.
 - e. Installing “No Trespassing” signs on storm pond fences.
 - f. Installing signs on the basketball and tennis courts and ball field.
 - D) Work Completed
 - a. HB main gate monument planter repair from vehicle damage. The driver has placed a claim with their insurance carrier and the cost will be paid by their insurance.
 - b. Repaired broken monkey bar at small park in Brookfield.
 - c. Repaired broken bench at clubhouse park.
 - d. Completed safety inspection of all Silver Creek parks.
 - E) Work Orders
 - a. W/O #018 – Install no parking signs along fence on 91st Ave E outside Premier back gate and paint curb with no parking stencil. – SIGNS INSTALLED
 - b. W/O #21 – Recondition basketball backboards and refit with new nets.
 - c. W/O #22 – Repair cut chain link fencing and gates around basketball and tennis courts.
 - F) Storm Systems – Pond Cleanup now 2 times a year.
 - a. Engineering plans are completed for repairing wet pond liners. Need to obtain proposal for the work to be done. Searching for earthworks contractor to perform the work.
 - b. The County has completed their annual inspection of the stormwater facilities within Silver Creek.
 - i. Pro-Vac will perform catch basin cleaning of all communities.

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Committee Reports:

1. Budget Committee:

- No report.

2. ACC

- Michael Morrey reported several unapproved projects being addressed. The homeowners started work prior to requesting and receiving approval.

3. Committee on Forest Maintenance:

- Robert Schutz reported that the committee is getting organized. There are three members on the committee, and they are looking into possible funding assistance programs, tree plantings in open areas in January or February and performing drone fly overs of the forests.

4. Appeal Committee

- No appeals were submitted for July.

5. Security:

- Shane reported a little activity at the clubhouse, a small fight. There was a complaint about a prowler in Hillsboro and Southridge. Brent found some homeless activity in the greenbelt behind WinCo that has been vacated and needs to be cleaned up.

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

Unfinished Business:

- Gate Camera
 - We are working on finalizing the estimate to install cameras at the gates closest to the clubhouse.
- Litigation with some Grayhawk owners continues. Board requested a conference per the CR2A agreement and as no answer was obtained, the Silver Creek HOA filed in Superior Court to get Grayhawk owners to mediation. We have so far 13 dismissals or settlements. 21 to go including 8 counterclaims suing the HOA. Of those 8 counterclaims, 4 are current homeowners and 4 have sold their properties after performing the cutting in the common area.

New Business:

- Board ratified approval of the contract with Prime Ops for security patrols.
- Board ratified approval of a revised Enforcement Policy that combines the Enforcement and Appeals Policies into one document. The policy was reviewed and revised by the Association's attorney. Copies of the new policy will be mailed to all homeowners and posted on the website. It will be effective September 1, 2020.

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Open Forum:

Questions/Concerns included:

- Will the cost of the proposed security gate cameras be paid by all Members or just the specific Phase of Silver Creek where the cameras are installed?
- What is the purpose of the cameras at the gates?
 - Video and pictures will provide evidence of how the gates are damaged and who damaged them. This will cut down on insurance claims on the HOA's policy.
- Are there additional plans for more fencing in the Association?
 - There is fencing planned to complete enclosing the storm pond/swale in Premier and possibly another in Country Hollow. We need to prevent access and traffic in the storm systems to protect the surface water credit from the County as well as keep with recommendations from the HOA's insurance carrier.
- Is there a plan to upgrade the playset at the clubhouse soon?
 - We are trying to follow the replacement plans as recommended in the Reserve Study.

Meeting Adjourned. 8:00 PM