

SILVER CREEK

Board Meeting Minutes

July 17, 2025

Call to Order:

The meeting was called to order by the President Michael Morrey at 6:35pm. A quorum of board members was established.

Board Members Present:

Michael Morrey	President
Wolfgang Riss	Secretary
Joshua McCoy-Redmond	Vice President

Board Members Absent:

Robert Schultz	Treasurer
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Manager:

Jari Phillips CMCA, AMS The Management Trust Community Manager was present.

Homeowner Forum:

25 homeowners were present.

Minutes:

- A motion was made by the Secretary to approve the minutes of the May 15th 2025 meeting minutes. Second by the Vice President and all approved.

Financial:

- Management reports that as of May we have \$111,687 in operating , Reserves was at \$3,368,053, and accounts receivable was at \$472,410. Management doesn't have anything from prior management saying that those accounts are closed out with anything. Needing to reach out to attorney to figure out what we can do on those to make sure that the money is accounted for. Prior management didn't give great documentation. President states that he may have those records and will look into this. Management stated that they don't have documentation for the prior management insurance accounts.

Committee Report:

- Appeals:
 - Chair reports that the meeting was yesterday to review appeals. President and Secretary read over June Appeals, Vice President reviewed. May needs to be ratified as well. Mike will send June appeals into Management.
- Architectural:
 - Committee Chair reports that many ARC's are coming in and still being submitted with bare minimum information. Requests that homeowners provide more information in ACC's - Pictures, drawings, etc. This would be helpful.
- Security:
 - Vice President reports that Paige sent out for bids, only 1 responded, waiting for an update on bids. Will compare 4 bids once received. Once received, the Board will review and make a vote on who to go with.

Board Report:

- President moved Appeals meetings to Zoom to hopefully reduce personal attacks and foul language. Volunteers don't write the letters or make decisions, they review the paperwork and make a recommendation to the Board. Volunteers don't need to be verbally abused for something out of their control.

Management Report:

- MANAGER REPORTS
 - Grey Hawk, Hillsboro & Premier gate repairs are done within the last few weeks.

Actions Outside of a Meeting:

- AC Moate got the street sweeping done. Some areas got missed, but returned to complete the work.
- A lot of sprinklers are not in working order. Jari reports that the landscaping company is working on time adjustments. Valve repairs may be needed and will send a bid for repairs if needed.

Unfinished/Old Business:

- Area behind Clubhouse:
 - Landscaping is hesitant to perform an exploratory dig. Utilities need to be marked. Drain pipe addition was discussed. Vice President suggests getting a survey done before digging.
 - Broken picnic table behind clubhouse. Secretary suggested removing the broken tables. President suggests meeting on Saturday to discuss - Vice President available, Secretary, not available. Board Votes NO dig for now, Management suggests a meeting with Christine from landscape company and the Board to discuss options.

- Crosswalk work:
 - Work is being done by Carson on Gem Heights, started this or next week, may be pushed back due to the heat. Not much impediment being anticipated. Jari asked about the crosswalk by Silver Creek Ave & Hillsboro, but hasn't heard back from contractors.
- Tree Inspection:
 - Inspector got Covid, Jari is scheduling a time with her to meet with the Board. The President requests an email to be sent to homeowners in the greenbelt areas so they are aware of the contractor's presence.
- Ashford Gate:
 - Gate company should be out on the 21st. Parts are in and should be repaired next week. The Post Office key box is still being worked on by the gate company. The Secretary wonders about the light repair on the Ashford gates... Jari was told that the lights had been replaced, but the Secretary reports that they haven't been touched.
- Irrigation repairs:
 - Nodes and valve box on Silver Creek Ave & 188th needing replacement at a cost of \$755. Board votes to approve.

New Business:

- ADA sidewalks
 - Rainier suggests that we have an engineer come in and evaluate the job, AC Moate said they didn't require an engineer for it. President will reach out to the engineer used for the field project.
- Street light repairs:
 - The Homeowner living in the community that did light repair work for the HOA said that he can fix the 2 light poles for \$399.68. He is wondering if you want him to inspect to see if there is more, that would be \$350 more. Board votes to approve the extra for inspection.
- Swing gate:
 - The yellow swing gates by the clubhouse were damaged, Secoma fence will repair for \$1407. President asks to beef it up, needs to be better built. Board approves repairs.
- Reserve sent out:
 - 3 year contract ends this year, Jari wants to know if the board wants renewal? Or if the Board wants Management Trust to do it in house. Board votes to stay with current company
- Budget:
 - Preliminary budget was sent out this week.
- Homeowner forum:
 - Fie Priddy poured concrete for back patio without ACC approval, wondering why it was denied and would like that reversed. Board needs to review.

- LSM wondered what if any are Silver Creeks rules on fireworks. States that they leave town for the 4th due to the noise. They were concerned about the amount of debris left in yards. Wanting the board to consider designated areas to light fireworks. Animal safety was a big concern. Asking for consideration for change.
- Bhupinder Lalli got a letter for No tree and clubhouse rental was cancelled just days before the event due to the compliance letter, not getting a response from anyone.
- SS discussed a tree issue
- Peter Newcomb stated that the neighborhood inspection process is broken. Management needs neighborhood history. Also stated that inspectors are incompetent.
- Kym Knudson feels the neighborhood is broken. Wonders why management is sending out letters for things that weren't issues before. She states that a notice for her homeowners property was sent to internal Management Trust and not to her homeowners property. She suggests that Management Trust uses GPS to show transparency about where they are patrolling and not targeting certain homes. Kym expressed that homeowners are frustrated.
- iPhone(46) says that they had ACC approval for no grass, that appeal denied.
- Homeowners in general want to know why their emails don't get answered.
- Vice President stated that we are working on making the community better. We are volunteers working to come up with solutions. He also asks that if homeowners have ideas to bettering the community, to send those into the Board.

Adjourn::

Meeting adjourned to Executive session at 8:27pm

Next Meeting:

The next meeting of the Silver Creek HOA will be August 21st at 6:30pm via Zoom.

- No Quorum for Executive session, Jari will email all Executive items to the Board.