

SILVER CREEK

Board Meeting Minutes

July 17, 2026

Call to Order:

The meeting was called to order by the President Michael Morrey at 6:31 PM. A quorum of board members was established.

Board Members Present:

Michael Morrey	President
Joshua McCoy-Redmond	Vice President
Wolfgang Riss	Secretary
Robert Schultz	Treasurer

Manager:

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

Homeowner Forum:

2 homeowners were present.

Minutes:

- A motion was made by the Treasure to approve the May 2026 meeting minutes. Secretary Second and all approved.
- June meeting was cancelled due to no quorum of the board

Financial:

- June financials reviewed and approved.
- Budget will be sent out by end of month for board to review

Committee Report:

- ACC Committee
 - First ACC meeting of month was canceled. Should be able to have the second meeting
- Security Committee
 - Some of the issues with security company are still present
- Sport Court Committee
 - Maintenance to the sports court still needs to be done. Management has access to spare keys should they need it

Board Report:

- Club house will be pressure washed taking place on July 20, 2026
- Management to send eblast about e-bikes and reminder of what new laws are
- Board would like candidate forms to start going out early
- Need bids for paint and repair on clubhouse
- Reserve Study has been sent to board for review

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Management Report:

- All on agenda

Unfinished Business:

- Seal coat – Manager showed map of suggested area. Board approved of area and manager to get revised bids with those areas only'
- Greyhawk gate – Treasurer motioned that since Cedar River is not conducting work that Bare Ornamental be engaged after bid is corrected to remove locks.
- Street Sweeping – was mentioned some streets were missed with the cleaning. Manager to reach out to vendor to get those areas retouched.

New Business:

- Landscape Proposal – Board approved soil surfactant applicant along Gem Hights Drive
- Tree Trim Request - Homeowner is asking for association to trim branches of common tree as they are growing to close to roof. Board is not doing the trim but homeowner is allowed to trim what is growing
- No Parking Signs – Homeowner asked that no parking signs at entrances of South Ridge by school. Board approved
- 93rd Split Rail needs replacing and clearing of the area. Find vendor for chain link
- Homeowner 54763261626 Board is granting until September 1, 2026 to have turf removed and replaced with grass
- Homeowner 54763263177 – Board has denied fee waivers
- Homeowner 54763262877 - Board has denied fee waivers
- Homeowner 54763262289 - Board has denied fee waivers
- Homeowner 54763262847 - board has denied fee waivers
- Homeowner 54763261946 – board approves payment plan
- Homeowner 54763261715 – Board approves wage garnishment
- Homeowner 54763261776- Board proceed with a lawsuit for a personal judgment and foreclosure decree when applicable. No self-help is taking place.
- Homeowner 54763262717 - proceed with a lawsuit for personal judgment and foreclosure decree.
- Homeowner 54763262519 - Board agrees to proposal
- Homeowner 54763262519 - proceed with a lawsuit for personal judgment and foreclosure decree
- Homeowner 54763262528 – Offer to waive the fines, late fees, and interest posted on the account provided a sale of the property closes within 90 days.
- Homeowner 54763263123 - Board agrees to counteroffer of \$450 per month with semiannual assessments paid in full when due.
- Homeowner 54763262080 - Board proceed with a lawsuit for a personal judgment and foreclosure decree when applicable.
- Homeowner 54763262794 - Board proceed with a lawsuit for a personal judgment and foreclosure decree when applicable.
- Homeowner 54763263122 - Board proceed with a lawsuit for a personal judgment and foreclosure decree when applicable.
- Homeowner 54763262893 - Board proceed with a lawsuit for a personal judgment and foreclosure decree when applicable.

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Adjourn:

A motion was made by President to adjourn the meeting at 8:45 pm. Second, carried unanimously.

Next Meeting:

The next meeting of the Silver Creek HOA will be August 20, 2026 at 6:30 pm via Zoom