

Minutes

SCHOA Board of Directors Regular Meeting

July 18, 2019

Call to Order: 6:30 PM

Attendance:

Michael Morrey - President
Tim Ramsey – Vice President
Robert Schultz – Treasurer
Wolfgang Riss - Secretary

Management Company Representative: Lorne Martin

Homeowners: 6 homeowners in attendance

Minutes:

Motion passed to approve the minutes of June 20, 2019 board meeting as written.

Officers Reports:

- Treasurer - No report
- Vice President – No report
- MAL – No report
- President –
 - Seal coat project is in progress and will help extend the life of our streets. Rain is sure not helping the schedule but the contractor and management company are doing a great job assisting homeowners.
 - The basketball court rims and nets are in need of replacing at the clubhouse. There are also broken swings in Brookfield, and a missing tire swing in Hillsboro. The play set looks really bad in Hillsboro near the storm pond (needs cleaning and staining). Management will have contractor make these repairs and perform the annual safety inspection of the play equipment.
 - Movie at the Park is scheduled for Friday June 28th. The movie will be Mary Poppins Returns.
 - Homeowner has asked to use the clubhouse to hold a lawn care class that would be open to all residents. Motion approved to approve the request.

Management Report: Violation, Collection and others are emailed to board members prior to meetings to save paper costs and to give board a chance to preview.

1) Collections:

- A) Delinquent Assessments; June 12% (\$358,474.07 - 207 homeowners past due);
July 10% (\$329,097.61 - 181 homeowners past due);
- a. Balances above include assessments, fines, legal fees, late fees and interest.
 - b. Payment arrangements have been made with several of these owners.

2) Violations:

A) Letters sent – June: 276 July: 302

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:

Minutes

- a. Parking/Security Patrols – Securitas Security is putting together proposal.
 - b. Repair fence around storm system at end of 89th Ave Ct E with metal posts.
 - c. Add play chips to the new play ground in Southridge.
- B) Current Bids:
- a. Parking/Security Patrols – Security Services NW \$55.00/hr minimum 8 hrs per night, 3 nights per week would be \$1,320 per week.
- C) Work in Progress:
- a. Change all light fixtures in clubhouse to LED. Repair Works. Will do Brookfield lights at the same time.
 - b. Replace parking lot lights at clubhouse with LED heads – Repair Works; Parts are on backorder.
 - c. Adding irrigation system, tilling lawn, new topsoil, grass seed, fertilizer & peat moss to common areas in Hillsboro & Country Hollow;
 - d. Country Hollow seal coating. Southridge starts on Mon July 29th. Notices have been mailed and posted to website.
- D) Work Completed
- a. Install magnets on all the 11 remaining gates similar to the Country Hollow back gate.
- E) Ponds – Cleanup now three times a year.
- a. Green Effects is currently cutting down the vegetation in all the storm ponds. Next year we will need to have this completed in June to prevent fires on the 4th of July.
 - b. May 7th County performed pond inspections. We received their reports June 25th requiring work to be done in Country Hollow, Hillsboro & Ashford by October 1st. Met with new Storm Water Dept Manager regarding wet ponds in CH. County is requiring ponds to be repaired to hold water per the original design.
 - i. Received one bid for Geo Tech inspection from AGES engineering to determine if there is a liner and if so, why it's not working (\$2,800). AESI & AHBL provided a proposal in the amount of approx \$3,600 - \$6,200.
 - ii. **Motion was made by Tim Ramsey to accept the proposal from AESI & AHBL; Wolfgang Riss seconded; motion passed unanimously.**
- 5) Misc.
- a. Website update draft ready for Board review and recommendations.
 - b. 2019 Election – 90 day minimum process. Starts once the call for nominations is posted on the website.

Committee Reports:

1. Crime Watch Committee:

- o No report

2. Budget Committee:

- o No report

3. Committee on Forest Maint:

- o No report

4. Appeal Committee

- o Wolfgang reported there were 6 appeals heard on Wednesday. Five in person and one written appeal. The committee's recommendations will be forwarded to the Board via email.

Minutes

5. ACC

- Michael reported that it is a busy time of year for the ACC. Reviewed several painting and outbuilding requests. The turnaround time for the requests is still very quick when all the needed information is included with the initial submission. Delays occur when the submission package is incomplete.

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

- None

Unfinished Business:

- Camera Bid
 - Wolfgang Riss reported the revised bid for phase 1 of the security camera project which includes just the clubhouse and parking lot was just received prior to the meeting. The project will require an exhaust vent to be installed in the Camera DVR room and an electrician will need to make a change to the parking lot lights to allow for continuous power to the light poles for the camera operation. Some trenching will need to be done to lay conduit for the camera system. The contractor is providing a layout for the needed locations.

New Business:

- None

Open Forum: Questions/Concerns included:

- The tunnel under Gem Heights Dr is looking pretty bad and could use a clean-up. Also recommended installing a light on a pole outside shining into the tunnel.
- When are the minutes posted to the website?
 - Minutes are posted once they are approved by the Board normally at the following meeting.
- A requested to have the curbs around the mailboxes and fire hydrants marked as no parking zones.
- Is there a limit to the number of homes that may be rented within the HOA?
 - No there is no limit in the CC&R's.
- Will security cameras be installed at the gates?
 - At this time there is a plan to replace the camera system at the clubhouse. Additional cameras may be placed at the gates in the future.
- Fireworks are getting out of hand on the 4th of July.
 - Fireworks are not prohibited in the CC&R's.
- Are there specific guidelines available regarding lawn maintenance requirements, required house maintenance items?
 - There are no specific guidelines other than the CC&R's require homeowners to maintain their Lots and Living Units at all times in good order, condition and repair, and in a clean, slightly and sanitary condition. Landscaping is to be maintained in a healthy and attractive state and in a manner comparable to that on the other Lots in Silver Creek.
- Recommendation to add links to the website for DIY maintenance tips.
- A few homeowners requested information regarding their specific matters.

Motion to adjourn to Executive Session: 8:20 PM

Minutes

Recall regular meeting to order (out of Executive Session): 8:45 PM synopses of decisions made:

- Legal and collection matters discussed.
 - None
- No other decisions made

Meeting Adjourned. 8:45 PM

Tabled Items for Future Discussion

- Enforcement Procedure Revision
 - Fines for vandalism added to policy
- Drone Policy
 - Robert Schultz is researching this item further.