

Minutes

SCHOA Board of Directors Regular Meeting

June 18, 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

Minutes:

Motion passed to approve the minutes of the May 21, 2020 board meeting as written.

Officers Reports:

- Treasurer – No report
- Vice President – No report
- MAL – No report
- President -
 - Mitigation is still ongoing with certain homeowners of Grayhawk over greenbelt damage. Four more settlements of \$3,000 each have been received for a total of five. The total amount received so far is \$15,000. Twenty-three (23) are still ongoing including eight (8) counterclaims.
 - Mike spoke with Green Effects to go over the plan for clearing the perimeter for newly fenced ponds and requested all to be cleaned before July 4th to reduce fire hazard.
 - Pierce County Surface Water Management inspection reports were received and will be posted to the website under the Projects tab.

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: May 20% (\$334,962.30 - 358 homeowners with balances.
June 18% (\$317,697.60 – 316 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.
- c. 2nd half billing statements are being sent out.

2) **Violations:**

- A)** Letters sent – June: 281
- a. Towing/ Parking/Inoperable Vehicle - 137
 - b. Debris/Refuse - 39

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- c. Owners Maintenance - 94
 - d. Other - 11
- 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. Sport court repairs and reconfiguring for pickle ball.
 - b. Security camera installation at gates closest to the clubhouse, CH clubhouse side gate & HB Silver Creek Ave gate.
 - B) Current Bids:
 - C) Work in Progress:
 - a. Replace water heater from under cabinets in clubhouse with instant hot water heater in new exterior closet.
 - b. 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.
 - c. Install no parking signs at common area along alley in Brookfield.
 - d. Sidewalk ramp – painting yellow for better visibility to match county sidewalks.
 - D) Work Completed
 - a. CH main gate repairs to stone column and gate operators that were hit by a vehicle. Police report was filed by a witness and a copy has been requested from South Sound 911. The repair cost will be charged to the vehicle driver.
 - b. CH & HB fences around storm pond/swale areas.
 - E) Work Orders
 - a. W/O #010 – Install vent in security system closet in clubhouse. – COMPLETED
 - b. W/O #013 – Solicit bids for sport court repairs and reconfiguring for pickle ball.
 - c. 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
 - d. W/O #20 – Ashford gate malfunctioned – stuck open. - COMPLETED
 - F) Storm Systems – Pond Cleanup now 2 times a year.
 - a. Catchall Environmental recommended an Engineer that has submitted a proposal for engineering plans for installing pond liner at CH wet ponds which was forwarded to the Board for approval. The estimated cost was \$2,500.
 - i. **Motion passed to accept the proposal and move forward with the project.**
 - b. The County has completed their annual inspection of the stormwater facilities within Silver Creek.
 - i. We will perform catch basin cleaning of all communities.

Committee Reports:

1. Crime Watch Committee:
 - o No report.
2. Budget Committee:
 - o No report.

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3. Committee on Forest Maintenance:

- No report.

4. Appeal Committee

- No appeals were submitted for June.

5. ACC

- Michael Morrey reported 15 requests received in June. One has been sent back for more information.

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

- Board ratified approval of proposals from Guardian Gate Controls to make recommended safety repairs to the gates within Silver Creek and replacement of old gate operators at Grayhawk and Premier.

Unfinished Business:

- Gate Camera
 - We are working on finalizing the estimate to install cameras at the gates closest to the clubhouse.
- Storm Pond Maintenance
 - Green Effects was asked to cut down the vegetation in the storm pond prior to the 4th of July to lessen the fire hazard.
- Green belt damage mediation with certain Grayhawk (Rim) homeowners continues. Litigation involves 34 parties but 10 have moved. 8 counter claimants (4 non homeowners), 6 dismissed and 1 settlement. Ongoing mediation with 27 parties. Four more settlements of \$3,000 each have been received for a total of five. The total amount received so far is \$15,000.
- Obtaining estimate to complete the fence around the Premier storm pond and install gates at both ends.

New Business:

- The fence/enclosure around the basketball court at the clubhouse has been vandalized and cut and will be repaired.
- An estimate will be obtained to paint over the graffiti in the tunnel under Gem Heights Drive using an anti-graffiti paint.

Open Forum:

Questions/Concerns included:

- Robert Schultz on the Forestry Conservation Committee stated they need to begin to plan how to move forward with forest maintenance. He stated there are currently only 2 members on the committee including himself.
- There have been several reports of vehicle break-ins recently. What does the HOA do about this?
 - The Association has hired security that patrol the community 32 hours per month.
- Much discussion regarding parking within the community. Some suggestions included:
 - Paving some of the green areas to make guest parking lot.
 - Guest Parking Passes
 - Vehicle Registration
 - Cut out parking strips between sidewalk and street to expand the roads for parking.
- Request to establish Sub-Association Committees to help spread the workload for the Board.

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Motion to adjourn to Executive Session: 8:30 PM

Recall regular meeting to order (out of Executive Session): 9:00 PM synopses of decisions made:

- **Legal and collection matters discussed.**
 - The Board approved the attorney's recommendations regarding collection actions.
- **No other decisions made**

Meeting Adjourned. 9:05 PM