

3/17/09 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, March 17th, at 6:30 p.m. Three of the current Board members were present at the beginning of the meeting. A fourth member arrived later in the meeting.

The minutes from December 2008 and February were tentatively approved with one change.

Report of Management Company

The collection and violation reports were distributed to the Board. This was followed by a discussion of some of the violations and past due accounts.

Report of Officers

No reports from the Officers.

Report of Committees

There was no report for the ACC Committee.

There was no report from the Appeals Committee.

Mr. Lorenz, reporting on behalf of the Finance Committee discussed some questions with the financials.

Unfinished Business

The new speed limit signs are ready to be picked up and then a notice to the community will be posted on the website. We are currently waiting on an update from the County for the placement of the speed limit detector.

The President received a response from the County Councilman saying he can be of no help to us. So we are now going a different route.

The guidelines from the ACC Committee have been tabled until the next meeting. A discussion on driveway extensions followed. This discussion was also left open until the next meeting due to a disagreement between the three present Board members.

The Management Company will follow up on the mailboxes in Brookfield.

A motion was made, seconded and approved to purchase the new, less expensive, more readily available light poles when replacements are needed.

A motion was made, seconded and approved to table the discussion on Commercial Vehicles and have a decision for the next meeting. The Board agreed a special working meeting would be set up for this discussion.

Updates on the situation of the commercial properties draining into the Silver Creek retention ponds were given. The situation is now in the hands of the attorneys who are in the process of communicating with the commercial properties to look at some monetary compensation for the Homeowner's Association. The Board will continue to communicate with the attorneys on this situation.

New Business

There was a discussion on the purchase of playgrounds. The Board agreed to take a trip up to the vendor's facility to look at the equipment and see what kind of a deal we can get. A motion was made to act quickly on the playgrounds, especially if the discounts are time sensitive.

The President informed the community that the Association has very little control over animals. The best route to take is to call animal control. Based on one homeowner's complaint, animal control will follow up with the animal's owner. With the complaints of three or more homeowners, animal control will make a visit to the animal's owner.

The President gave updates on the vandalized items within the community, including the clubhouse down spouts, community gates, ball fields, and playgrounds.

The President asked the Finance Committee to please remove the Information and Facilities committees from the next Budget.

There have been inquiries about the Crime Watch committee. The Secretary said she would follow up and see if she could get the newest inquiry in touch with someone on the current committee in Brookfield.

The Treasurer informed the Board of a possible money saving opportunity with the water valves throughout the community.

The President updated the Board on the status of the volunteers from the high school.

After some discussion about the companies inquiring about landscaping, the Board decided to thank them for their offer, but we are currently under contract.

A motion was made, seconded and approved to hold the community garage sale on the 15th and 16th of May.

Board Forum

The Treasurer informed the Board that it looks like the Association may have to start having the sanitary drains flushed. There does not seem to be a clear understanding of which drains the County should be responsible for and which drains the Association should be for. The Treasurer will continue to look into this and update the Board as information becomes available.

The Secretary presented some sheets to the Board for the Finance Committees proposal of how to separate the funds in the Reserve. Both the Management Company and the Finance Committee will continue to look into this for further discussion at the next meeting.

Member Forum

A homeowner voiced concerns about the parking policy. He believed a vehicle had been towed inappropriately. The homeowner was informed that the Board had discussed the situation during the Executive Session after the February Board Meeting and had agreed the tow was done legally and responsibly. The homeowner requested copies of minutes and statements from the tow company and was asked to have his attorney contact the Association's attorney.

Another homeowner asked what can be done about a home that has been in disarray for a number of years. The management company let the homeowner know there is not a whole lot the Association can do. However, the Association does send notices and fine the homeowner for items that are in violation of the CCRs. For any criminal issues, the best route is to continue to contact the Sheriff's Department and the more different homeowners who call, the better the response will be.

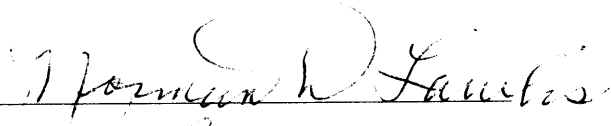
A homeowner asked to be notified as soon as a decision is made on the driveway extensions so they can resubmit their application for extending their driveway.

A homeowner expressed concerns that the commercial vehicles are not being addressed properly. The Board assured the homeowner that they are taking this situation very seriously and as such are asking the homeowner to be patient for one more month so the Board can devote the appropriate time to the situation.

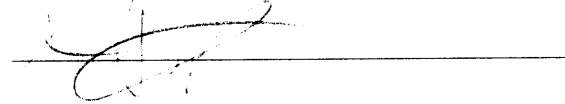
The meeting was adjourned at 8:30 pm.

Signatures of Approval:

Norm Lawlis (President)

A handwritten signature in cursive script, appearing to read "Norman D. Lawlis", written over a horizontal line.

Katie Royer (Secretary)

A handwritten signature in cursive script, appearing to read "Katie Royer", written over a horizontal line.