

3/17/10 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Wednesday, March 17th at 6:30 p.m. All five Board members were present along with the Association Manager.

An announcement was made that this meeting was being recorded for preparation of the minutes and if a homeowner was recording the meeting, please advise the board.

Norm McLean was introduced as the newest member of the board and will serve as Secretary replacing the retiring Treasurer. Katie Royer is now serving as the Treasurer.

A motion was made, seconded, and approved to waive the reading of the February minutes and approve the minutes as written.

Management Report

The Manager passed out the Violation Report and Collection Report. A short discussion followed.

Report of Officers

No reports from the Officers.

Report of Committees

There was no report from the Appeals Committee.

There was no report from the ACC Committee.

Mr. Lorenz, from the Finance Committee, reviewed financials and answered questions from the board.. The preliminary 2011 budget will be available between August and October of this year.

Finished Business

Installation of two new dog stations is complete.

Lights on the gate keypads have been replaced and are operative.

Fence repairs and installation of a dumpster cover are complete.

The Country Hollow street light issue has not been traceable, but is being monitored.

The website registration will remain "as is" for security purposes

The management company prepared a short disclaimer regarding the Country Hollow Neighborhood Crime Watch to be posted on the Committee Page of the website which has been approved..

A motion was made, seconded and approved to have future Silver Creek Garage Sales on the first Friday and Saturday of June commencing with this year.. The garage sale for 2010 will be June 4 and 5.

See more info under volunteer section.

Unfinished Business

Insurance letter regarding armed patrols has been requested. The Management Company has not received further updates from the insurance company as of this date.

Pedestrian Gate Issue – A motion was made, seconded, and approved to send a mass e-mailing to all registered website residents requesting their input regarding keeping/removing the walk thru gates in the gated areas of Silver Creek

Volunteers are needed for committees and a recording secretary.

A motion was made, seconded, and approved to have volunteer Amy Conner coordinate this years garage sale on June 4 and 5th. The President will coordinate with her for newspaper advertising, signage, website notice and other pertinent information.

Playground Equipment Replacement will be discussed at the April meeting after board members have had an opportunity to inspect the older units.

Vandalism is on the rise. Wooden fence boards have been spray painted, kicked out and broken, signage destroyed, clubhouse dumpster cage door ripped off, chain fence on the north side of Silver Creek has been cut.. A motion was made, seconded, and approved to have the management company's handyman remove and replace wooden boards with clean used boards and pressure wash useable removed boards for future use.

Ashford Gate Repairs and Sidewalk –

Gate Repairs A motion was made, seconded, and approved to have the Ashford gate actuators rebuilt and reinstalled in the amount of \$1310 plus tax and a 3 month warranty.

Sidewalk – An inspection is necessary due to a tree root which has caused a sidewalk to raise and create a potential tripping problem in Ashford. Two options were discussed to fix this problem. Association Manager will obtain necessary bids.

Surface Water Management Issues

To bring Silver Creek's SWM up to County standards an additional \$11,350 expenditure will be required. This is over and above monies presently allocated. A motion was made, seconded, and approved to sign the contracts and proceed with work to be completed by October 2010. More discussion in April.

Future Fence Replacements

The Finance Committee has begun a study on perimeter fencing, mail boxes, and street lights.

Removal of Basketball Backboards –

Tabled until June 2010 (lp)

Security Patrols

Waiting for letter from Insurance Company. (lp)

Items of Interest

A LaCrosse team's parked cars partially blocked Gem Heights Drive for two Saturday morning. PCSD responded, observed and drove off. The team has not returned.

A special thank you to Brenda Atkins and friend who pickup litter on a daily basis after walking their children to school.

Open Forum

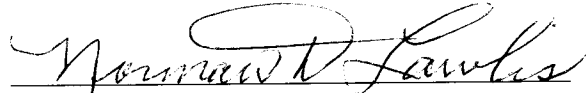
A Certified CPR/First Aid Board member offered to hold a First Aid/CPR Training Sessionn free of charge except for the \$5 certification cardr (1 class and limited to 20 people). Committee Volunteers would have first priority for classes. This class is L&I Approved/OSHA Standards.

A resident of Highlands voiced concerns about late night/early morning cars racing on Gem Heights Drive
A suggestion was made to hire off duty policemen on a limited basis for speed control. Further discussion will follow in the April Board Meeting.

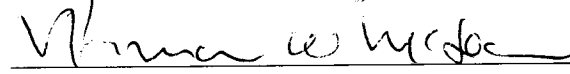
Meeting adjourned at 8:25pm.

Signatures of Approval:

Norm Lawlis (President)

Handwritten signature of Norm Lawlis in cursive script, written over a horizontal line.

Norm McLean (Secretary)

Handwritten signature of Norm McLean in cursive script, written over a horizontal line.

**3/17/2010 SILVER CREEK HOA BOARD
EXECUTIVE SESSION**

(Norm Lawlis, Pete Peterson, Katie Royer, Norm McLean, Mike Morrey)

Session began at 85pm

CC&R Enforcement –

The CC&R's were discussed regarding unauthorized postings in Country Hollow. HOA funds were used to remove the unauthorized postings from light standards and gates.

Website Removal

Website removal and black listing is authorized if a homeowner sends harassing emails to board.

Trashed Home in Country Hollow

Renters have vacated a home in Country Hollow leaving it unsuitable for the neighboring homes. The Sanitation Department has become involved and will assist in cleaning the area.

Clubhouse Payments

The management company received a NSF check for clubhouse rental. The renter did pay in cash prior to the scheduled event and was allowed to use the clubhouse...

Country Hollow Crime Watch

Vice President was authorized to review and make changes to the CHCW manual to be resubmitted to the board. The board's mission statement will require the CHCW to report through the board to be a fully sanctioned committee.

Session ended at 9:00pm