

Minutes

SCHOA

March 21, 2013

Call to Order: 6:30 PM

Attendance:

Bob Schultz

Michael Morrey

Stephen Barndt

Tim Ramsey

Mario Sericolo (Absent)

Management Company Representative — Don Campbell

Homeowners in attendance: 2

The board (several months ago) changed the previous order of business so that members of the community are able to ask their questions and deliver their comments at the beginning of the meeting rather than at the end so they don't have to sit through the meeting and are able to leave after the member forum if they wish. (Of course they are always welcome to stay and observe).

Open Forum:

Guests: 2 homeowners expressed concerns:

- 1) Norm Lawlis encouraged the board to take a detailed tour of the entire Silver Creek community and decide exactly what maintenance needs to be done to existing HOA owned property before they decide to expend funds replacing any equipment (such as play sets).
- 2) Homeowner Kym Knudsen raised a personal issue with management letters/fines/appeals committee ruling; and the topic of homeowners' free use of the clubhouse.

Minutes: 7:05 PM

Motion made and seconded to approve the minutes from the last meeting with a couple corrections of typos; approved.

Officers Reports

Treasurer: Believes that Board should adopt a collections policy that was recommended by the management company

Secretary: makes a suggestion to find a way to make an "app" for the Silver Creek webpage.

Management Report:

Violation and Collection Reports are emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members are asked to let us know if they wish to receive paper copies at the meeting.

Collection report: delinquency rate is; down from 38% in February to 30% in March (once January 31 hit, the 2013 assessment - or first half of it — became delinquent and unpaid were added - a % increase is always expected).

Violation report: 87 letters in February; 65 letters went in January; the violation synopsis report goes onto the website each month so that members can see that they "*are not the only one receiving a letter*".

Finances: The 2011 Auditors Report is complete and signed off by the board. No issues found. Fence

project: Hillsboro perimeter fence is being replaced over the next several months.

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

- None

Old Business:

- Update on School parking issue: committee met with county and school officials. Mike will look through his notes and report more next meeting.
- Seal/repair of streets project report back from the vendor. The Board is currently reviewing recommendations and proposed costs.

New Business:

- Motion to adopt automatic collection policy as presented by Treasurer; approved
 - When a dues reminder (collection letter) goes out, management will send a copy of the policy with it.
 - Policy will also be posted to the Silver Creek website.
- Board is also discussing possibly posting abbreviated financial reports to the website.
- Reminder – the community garage sale is scheduled annually for the first full weekend in June. This year that falls on the 7th, 8th, and 9th.
- Board ok's Kym Knudsen's request to put together a proposal regarding a change in clubhouse use policies. She is to report to the board ASAP.

Motion to adjourn to Executive Session: 7:55 PM

Recall regular meeting to order (out of Executive Session): 8:25 PM

- In Executive Session; no decision were made — only private issues discussed... at length.

Meeting Adjourned. 8:25 PM