

# Minutes

SCHOA Board of Directors Regular Meeting

March 17, 2022

Call to Order: 6:30 PM

Meeting held via Zoom Online Video Meeting

## **Attendance:**

Michael Morrey - President  
Wolfgang Riss – Secretary  
Virginia Frazer – Treasurer  
Joshua McCoy-Redmond – MAL

Tim Ramsey – Vice President (absent)

Management Company Representative: Lorne Martin

Homeowners: 5 homeowners in attendance

## **Minutes:**

Motion passed to approve the minutes of the February 17, 2022 board meeting and the March 3, 2022 special board meeting as written.

## **Officers Reports:**

- Vice President – No report
- Secretary – The sport courts have been vandalized and spray painted again.
- Treasurer – No report
- MAL – No report
- President –
  - We have 2 new Committee Chairs. Both are quite experienced in this HOA Robert Schultz is Chair of the ACC and Lavern Peterson Chair of the Forestry Committee. Both are past HOA Presidents with extensive knowledge of Silver Creek, and both have extensively proven their ethical integrity over the years of serving the Association.

**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:

- A) Delinquent Assessments;
- |       |     |           |                                 |
|-------|-----|-----------|---------------------------------|
| Feb   | 31% | \$300,677 | – 545 homeowners with balances. |
| March | 23% | \$262,317 | – 416 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 34 of these owners.

### 2) Violations:

A) Letters sent in February: 154

### 3) Financial: Statements are emailed to board members by the 10<sup>th</sup> of each month for review, and then the specified collection report is sent prior to the board meeting for more detail.

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## 4) Maintenance:

### A) Out for Bid:

- a. Hillsboro sidewalk ramps in two locations where the sidewalk stops before connecting to the street.
- b. Premier fence between the county storm pond and the common area needs to be repaired.

### B) Current Bids:

- a. Hillsboro storm pond fence along east property line.
  - i. Received estimates from Fence Specialists and Economy Fence. Waiting for estimates from Rainier Fencing & Landscape and Goodrow's Fencing.

### C) Work in Progress:

- a. Hillsboro Eastwood Gate Repair
  - i. One of the gate leaves has been damaged and must be replaced.
    1. Perfection Coating informed Guardian that they would not physically remove the gate from the post and Guardian would need to perform this work. Guardian provided a revised cost for their portion of the project which brought the total to 13,427.09 which was less than Guardian's original bid of \$12,822.78.
      - a. The Board approved canceling the project with Perfection Coating and moving forward with Guardian's original bid for all the repairs.

- b. Premier / Ashford Tree Removal

- i. Wright's Logging confirmed with Pierce County the County will require a hazardous tree report review by an arborist or forester for these trees to be removed. Additionally, the County fee to review that report is \$760.

1. The Board approved getting a hazardous tree report from an arborist.

### D) Work Completed:

- a. Country Hollow Streetlights
  - i. Several streetlights are out within Country Hollow. The Repair Works has been requested to check all the lights and make the necessary repairs.
- b. Hillsboro Fence Repair
  - i. A section of the new chain link fence installed between Hillsboro and the neighboring community near Lot 94 has been cut and needs to be repaired. Estimate to repair is \$650 from Fence Specialists.
    1. The Board approved the estimate for repairs to the fence.
  - ii. Brookfield, the park at 96<sup>th</sup> Ave E playground equipment repairs completed.
  - iii. Clubhouse gutter downspout and missing siding shingles were repaired.

## Committee Reports:

### 1. Budget Committee:

- Virginia Frazier reported the committee is still looking for volunteers in good standing. Robert Schultz has offered to help the Committee.

### 2. Architectural Control Committee (ACC)

- Newly appointed Chair, Robert Schultz reported that he met with management company and the committee will be working on guidelines and policies to help with clarification of the process for the homeowners.

### 3. Forestry Committee:

- Newly appointed Chair Lavern Peterson reported the Committee met on March 10, 2022 and will keep minutes of their meetings.

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- i. The first project is to develop plan for improvement of the empty space in the field by the baseball area.
- ii. The second project is to review and make recommendations to the View Maintenance Guidelines and CR2A as was suggested during the recent litigation by some Grayhawk homeowners to provide clarity and responsibility all persons needing to exercise this agreement. Once this is developed it will be provided to the HOA Board for consideration. Bob Schultz will take lead in this project.
- iii. We agreed set up a plan for the reforestation of the Community Park between Grayhawk and Country Hollow. The committee will also look at the other two forest parks and wetland to provide recommendations on what actions need to be taken to ensure that the slopes are stabilized, and the wetlands does not lose all the vegetation
- iv. As these plans are developed, they will be presented to the HOA Board for approval

#### **4. Appeal Committee**

- The Appeal Committee reviewed 7 appeals this month and will forward their recommendations to the Board.

#### **5. Security:**

- No report

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

- None.

#### **Unfinished Business:**

- None

#### **New Business:**

- None.

#### **Open Forum:**

- A homeowner in Brookfield has been picking up garbage left in the park and asked if it is possible to get a garbage can installed at the parks other than the ones for dog waste.
  - The Board will investigate the cost for commercial grade garbage cans for the parks.
- A homeowner discussed their personal matter regarding a parking violation fine that is in the que with the Appeals Committee.

#### **Motion to adjourn to Executive Session: 7:15 PM**

- Discuss specific compliance issues and response to a letter received from an attorney.

#### **Recall regular meeting to order (out of Executive Session): 8:10 PM synopses of decisions made:**

- Board approved forwarding a letter received from an attorney representing a homeowner regarding parking notices to the Association's attorney to respond.

#### **Meeting Adjourned. 8:10 PM**