

SILVER CREEK

Board Meeting Minutes

March 21, 2024

Call to Order:

The meeting was called to order by the Secretary Wolfgang Riss at 6:35PM. A quorum of board members was established.

Board Members Present:

Michael Morrey	President
Wolfgang Riss	Secretary
Robert Schultz	Treasurer
Tiffany Moore	Director

Board Members Absent:

Joshua McCoy-Redmond	Vice President
Michael Morrey	President

Manager:

Jari Phillips CMCA, The Management Trust Community Manager was present.
Paige Swift, The Management Trust Assistant Community Manager was present
Michelle Saulina, The Management Trust Division Vice President was present

Homeowner Forum:

6 homeowners were present.

Minutes:

- A motion was made by Robert Schultz to not approve the minutes until corrections were made. Seconded, carried unanimously.

Financial:

- February financials not available due to investment statements not yet received.

Committee Report:

- Budget and Finance committee
- ACC Committee
- Security Committee

Board Report:

- No report given

Management Report:

- All items on action list is on agenda

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- Site visit report – Will be available on portal
- Compliance – As of February 29, 2024. 243 compliance went out to homeowners.

Unfinished Business:

- Mailbox update – mailboxes are on order and getting final clearance from post office
- Curb painting on hold. This will be tabled until board says otherwise
- Playground inspection – finding vendors who will do this is a little more difficult than expected. Management still working on this
- Bylaws are being revied by board. Board will let management know when they are ready to move to next step
- Wolfgang motioned to not do the proposed work on gates as all but the one in Hillsboro seem operational. Tiffany seconded, approved unanimously

New Business:

- Homeowner request cleaning of moss on Ashford gate. Board would like to see bid from Green Effects
- Management brought to Board's attention that Premier monument is in need of repair. Board agreed and asked for bids
- Management explained how VIVE works and purpose. Also explained how waivers are used when needed.
- It was established by the board that the President will give Management the final directive on decisions made by the board outside of the meeting.
- Wolfgang Riss motioned to have CPA do 2022 taxes
- Board will meet about appeals. Mike will give management the decisions.
- Wolfgang Riss motioned the following fee waivers accordingly. Bob seconded and unanimously approved
 - Owner 54763262537 payment plan as presented approved
 - Owner 54763263280 fees stand
 - Owner 54763262481 fees stand
 - Owner 54763263306 fees stand
 - Owner 54763261908 fees stand
 - Owner 54763262035 fees stand
 - Owner 54763263169 fees stand
 - Owner 54763261600 fees stand

Adjourn:

A motion was made Secretary Wolfgang Riss to adjourn the meeting at 8:53pm. Seconded, carried unanimously.

Next Meeting:

The next meeting of the Silver Creek HOA will be April 18, 2024 at 6:30 pm via Zoom for Board meeting.