

SILVER CREEK

Board Meeting Minutes

March 19, 2026

Call to Order:

The meeting was called to order by the President Michael Morrey at 6:31pm. A quorum of board members was established.

Board Members Present:

Michael Morrey President

Wolfgang Riss Secretary

Robert Schultz Treasurer

Board Members Absent:

Joshua McCoy-Redmond Vice President

Manager:

Jari Phillips CMCA, AMS The Management Trust Community Manager was present

Homeowner Forum:

6 Homeowners present

- Homeowner is wondering what is being done in Ashford about the street sinking where 87th and 182nd meet. President stated that they had someone out to look at it and it's not sinking. Homeowner also asked when seal coating was going to be done. Treasurer stated that there is a 10 year life cycle on seal coating, and will need to be evaluated in the spring. President ask that Jari get some bids for all the neighborhoods to be seal coated, starting with Ashford, and also an evaluation for the depressed area in the 87th and 182nd street area.

Approval of Meeting Minutes:

Treasurer motions to approve, Secretary 2nd's and all approve.

Financial:

Operating is at \$619,118.26. Reserves are at \$3,636,292.59

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Committee Reports:

Architectural:

- President states that there were 2 board members at the 3/9/26 meeting and all votes were sent into Jari.

Appeals:

- President states that there were 2 board members at the 3/11/26 meeting and all votes were sent into Jari. There were 3 pending that had to be verified.

Security:

- Jari to talk to Josh to make a call with the Board to check in. They are not being seen much or doing all the check-ins at the Clubhouse.

Sport Courts:

- Secretary states that the Sport Court Committee has had 4 meetings, getting a lot of folks interested, reaching out and asking questions.

Board Report

- 2026 Garage Annual Garage Sale will be June 5-7th 8am-5pm.
- Work on Track C trees is being surveyed and done. President asks that anyone in that area that has dangerous trees to please email into the Board or Management Trust to get that addressed.
- Fence bids continue for around the Clubhouse and field area.
- Attorney is drafting Corporate Authority that will streamline communication if one board member needs to make a decision, they can make that to the Management Company. He is also drafting it with limitations, so a board member can only do so much. This is done to comply with the new laws.

Manager Report:

- The parks that were replaced are getting finished up and getting the bark delivered around 3/20/26. There was some trash that was left at the park on 96th Ave and we are getting a junk removal company out to remove that as the landscaping company doesn't remove that sort of trash.

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Unfinished/ Old Business

- Clubhouse Call box – Down payment was made and they have ordered the parts, just waiting on scheduling. Anticipating that work to start in about a week. Jari to give updates on scheduling.
- ADA Ramps – After going round and round with the County to find an engineer, the public works people stated its too small of an area to get an engineer, so we just need to get someone out there to do the work. Reaching back out to AC Moate and other vendors to get the bids lined up again. Mike states it will be 2 ramps. Jari stated that this work doesn't require a site development permit or an engineer for this project, per the County.
- Lamps – City Sign finally gave a map where all the lamps are that were out. Bid total \$1834.13. Secretary motions to approve, Treasurer, 2nds, all approve.
- Pressure washing – GreenWood bid \$13,649.54, Rolling Suds bid \$2,308.69, Orca Prowash bid \$2,510.28. Secretary motions that we go with Rolling Suds, Treasurer 2nds and all approve. Jari to ask about moss killer to be added to the application on gates
- Accident Area: Nasim can add boulders they bid \$6,110.59. President states that the Attorney said to not put rocks with the intent to stop a car. Homeowner needs to do something on their side of the fence. Tree that was taken down in the accident needs to be replaced. There is another tree on that corner that was removed that also needs to be replaced. Jari to talk to Nasim about replacing both tree with some flowering trees.

New Business:

- Grayhawk Pedestrian gate – hinges are broken. Gate #5 handle and latch and main gate the hinge is fallen off. Cedar River will repair for \$2,280.60. Waiting on more bids, Treasurer suggests we wait for more bids first.
- Irrigation Start up – Seasonal start up and repairs for all 10 sections. Nasim quoted \$29,980.00. Treasurer motions to approve, Secretary 2nds and all approve.
- Board agrees to move \$400,000 to a CD
- Homeowner 547632262809 Board accepts payment plan of \$300 until account is current. They would like to add that the next assessment be paid in full at time it is due.
- Homeowner 54763263187 Board agrees to accepting the offer as long as the sign a confession of judgement
- Homeowner 54763261627 – All board members vote not to waive fees
- Homeowner 54763262188 - All board members vote not to waive fees
- Homeowner 54763263000 - All board members vote not to waive fees
- Homeowner 54763263060 - All board members vote not to waive fees
- Homeowner 54763263051 - All board members vote not to waive fees
- Homeowner 54763261999 - All board members vote not to waive fees
- Homeowner 54763262237 – All board members vote to NOT REFUND

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- Homeowner 54763262962 Board is willing to dismiss case. They would like information on what actions are suitable as the balance is so high.
- Homeowner 54763276032 Board is wanting to proceed with a persona judgment and foreclosure lawsuit
- Homeowner 54763290254 Board is willing to waive \$1075 in late fees and interest and agrees to \$400 payment so long they sign a confession of judgement. If they do not proceed with foreclosure
- Homeowner 54763262219 Board will waive late fees and interest for a lump sum payment. Would like to have homeowner sign up for ACH for future assessments
- Homeowner 54763262282 Board will waive late fees and interest for a lump sum payment. Would like to have homeowner sign up for ACH for future assessments
- Homeowner 54763262645 Board would like to go for personal judgement
- Homeowner 54763262261 Proceed with new collections

Adjourn to Executive Session at 7:11pm.

Resumed Open Session at 8:pm

Meeting Adjourn at 8:26 pm

Next Meeting will be 4/16/26 at 6:30 pm.