

Minutes

SCHOA Board of Directors Regular Meeting

March 21, 2019

Call to Order: 6:30 PM

Attendance:

Michael Morrey - President

Tim Ramsey – Vice President

Robert Schultz – Treasurer

Stephen Santana – Secretary (absent)

Wolfgang Riss - MAL

Management Company Representative: Lorne Martin

Homeowners: 3 homeowners in attendance

Minutes:

Motion made and seconded to approve the minutes of February 21, 2019 board meeting and the March 8, 2019 special board meeting as written. Vote to approve the minutes; *Motion carries.*

Officers Reports:

- Treasurer - No report.
- Vice President – No report
- Secretary – No report
- MAL – No report
- President –
 - Next Movie at the Park will be Mary Poppins Returns on June 7th
 - Reserve Study marks the following items to be done in 2019:
 - Seal coat roads in Country Hollow and Southridge; Southridge Play set replacement; clubhouse refurbishment inside; tennis and basketball courts resurface.

Management Report: Violation, Collection and others 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; February 35% (\$560,567.99 (624 homeowners past due); March 24% (\$481,245.36 (420 homeowners past due);

a. 1st half assessments are now late as of January 31st.

b. Payment arrangements have been made with several of these owners.

2) Violations:

A) Letters sent – February: 184 March: 116

a. Letters ordered by board sent out as they are received and added to totals

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

4) Maintenance:

A) Out for Bid:

a. Adding irrigation system to common areas in Hillsboro & Country Hollow; Waiting for cost of new water meters from Rainier View Water.

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- B) Current Bids:
- a. Change all light fixtures in clubhouse to LED. Requested estimate from Madsen Electric as well clubhouse parking lot lights (additional bid requested)
 - b. Install magnets on the gates similar to the Country Hollow back gate. (\$1,100 per gate)
 - i. Will request cost to install magnets on all 11 remaining gates
 - c. Replace 2 trees damaged by snow in Country Hollow – Green Effects (\$2,631.29)
 - i. Will request cost for maple trees rather than proposed cherry trees. Will request an additional bid.
- C) Work in Progress:
- a. Gate Keypad Access Replacement – Country Hollow & Grayhawk
 - i. Country Hollow & Grayhawk gate keypads will need to be upgraded to allow remote access for programming gate codes. Cost is \$4,241.80 each site including tax. – The existing remotes will work with new system per Sutherland.
- D) Work Completed
- a. Replace missing stop signs along Gem Heights at Premier.
 - b. Clubhouse Roof, Window, Siding, Walkway Cleaning – Redwood Services
 - c. Southridge park tree removal – Larson Logging
- E) Ponds – Cleanup now three times a year.
- a. May 7th County performed pond inspections. We received their reports June 25th requiring work to be done in Country Hollow, Hillsboro & Ashford by October 1st. Met with new Storm Water Dept Manager regarding wet ponds in CH. County is requiring ponds to be repaired to hold water per the original design.
 - i. Received one bid for Geo Tech inspection from AGES engineering to determine if there is a liner and if so, why it's not working (\$2,800). Waiting for bid from AESI. AESI Engineering is working on our bid and has recommended we also work with AHBL for part of the work. I have reached out to AHBL.
- 5) Misc.
- a. Crack fill will be done on the roads in Country Hollow and Southridge on April 8th. The seal coating project is tentatively scheduled to start Mon July 8th.

Committee Reports:

1. Crime Watch Committee:

- The area behind Winco has been cleaned up, but there are still some items that should be removed. There is a potential camp in the woods near the rifle range that should be removed. There was some homeless activity at the clubhouse where they were using the exterior power outlets. These have since been turned off. A person was found sleeping in a white van in different parts of the community. They were asked to leave and told they could not stay in the community.

2. Budget Committee:

- No report.

3. Committee on Forest Maint:

- Received the Tree Appraisal Report from the Forrester. Met with the HOA's attorney and posted the report to the Silver Creek website.

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4. Appeal Committee

- Wolfgang reported there were 3 appeals on Wednesday. The committee will forward its recommendations to the Board.

5. ACC

- Receiving incomplete requests from homeowners which delay the process.

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

- None

Unfinished Business:

- Landscape Contract (tabled) – Considering long term contract
- Street Light Repairs in Country Hollow and Brookfield
 - The Repair Works is scheduled to be onsite to repair all the street lights that are out on Friday.
- Parking Policy Revision
 - The HOA's attorney has reviewed the revised parking policy. Motion passed to approve the policy as revised. The new policy will be posted to the website and notification will be sent to all owners.

New Business:

- Movies in the Park scheduled for June 7th, July 21st and August 31st this year.
 - June 7th Movie will be Mary Poppins Returns
 - Popcorn and candy sponsored by Academy Mortgage Corp.
- Enforcement Procedure Revision
 - Fines for vandalism added to policy (Tabled)
- Security Cameras for Gates (Tabled)
- Drone Policy (Tabled)
 - Robert Schultz is researching this item further.

Open Forum: Questions/Concerns included:

- Who is responsible to maintain the slope at the corner of Gem Heights Dr & 184th St E at Carson Elementary? This property belongs to Carson Elementary with Pierce County's Right-of-Way.
- Coyotes have been seen in the area recently. Please do not leave food outside as it attracts the wildlife.

Motion to adjourn to Executive Session: 7:50 PM.

(Exec starts 8:00 PM)

Recall regular meeting to order (out of Executive Session): 8:30 PM synopses of decisions made:

- **Legal and collection matters discussed.**
 - Board approved the recommendations of the attorney on collection matters.
- **No other decisions made**

Meeting Adjourned. 8:30 PM