

## 5/19/09 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, May 19th, at 6:30 p.m. All four of the current Board members were present.

The minutes from April 2009 were approved with one change.

### Report of Management Company

Information on probable cost of repairs to some of the fencing in the community was supplied to the Finance Committee. There was some discussion about the "service access" to the school and that the school needs to enforce the use of this entrance <sup>as</sup> a service entrance only. The collection and violation reports were distributed to the Board. This was followed by a discussion of some of the violations and past due accounts. The Management Company will look into setting up payment schedules with some of the bank owned lots.

### Report of Officers

No reports from the Officers.

### Report of Committees

There was no report for the ACC Committee.

There was no report from the Appeals Committee.

Mr. Lorenz, reporting on behalf of the Finance Committee discussed some questions and details regarding the financials. A copy of the committee's budget worksheet was also distributed to the Board for any items they wanted to address. There was also a brief discussion about the e-mail system and recurring problems with the system. The President asked that funds be included in the 2010 budget for repairing fences throughout the community.

### Unfinished Business

After an update on the situation with the commercial properties that drain into our retention ponds, the Board agreed to use Apex and not the commercial properties' company to evaluate the draining systems, etc. The management company will also have the attorney see if the commercial properties will split the fees with the association.

We have received a <sup>for previous over-billing</sup> small credit from the water company. The Board agreed that further negotiations are needed before the contract with the water company is re-worked. The management company will talk to Green Effects about the cost of maintaining the area up by the intersection of Gem Heights and 176<sup>th</sup> and any lower maintenance alternatives.

The President received a written response from the County that the Association's contract with Drain Pro is sufficient and further certifications will only be once every five years. The Board agreed to have the attorneys review the e-mailed letter and verify whether an ~~an~~ actual signed letter from the County is necessary.

The application <sup>for additional storm water credits</sup> submitted last month to the County was denied.

The gates throughout the community were accidentally scheduled to open at 9 am instead of 8 am on the first day of the garage sale. The President suggested putting a list of known events in the November mailing.

The ACC Committee has not yet submitted a policy document. The Board agreed to meet with the ACC Committee at their next meeting on the 28<sup>th</sup> at 6:30.

The playground replacements are both in and look good.

A motion was made, seconded and approved to remove the broken backboard because it is a safety issue and re-discuss the issue at the June meeting.

The President reminded the community that animal issues need to be reported to Animal Control. The Board agreed that animals violating the CCRs will be notified and then fined and those that are violent and dangerous should be reported to Animal Control. The number for Animal Control should be posted on the website.

Due to the continuous damage to the gates in Country Hollow (averaging about \$900 per week in the month of May), the Board agreed to leave the gates in Country Hollow open 24 hours / day. The Board will review the status of the gates on a monthly basis and post a notice on the website explaining the new policy.

The program with the radar guns was postponed until the next meeting.

There was a lengthy discussion about Security Patrols. The Board agreed to allow the Finance Committee to review the budget and see what funds may be available for the patrols. Since the bids we had received in 2008 are probably out of date, the Vice President will get new bids from the appropriate parties. The Board agreed to have some sort of reporting system set up as well.

#### New Business

The President updated the Board on the vandalism around the clubhouse. All of the railings around the clubhouse have been repaired. Various other accounts of vandalism were also discussed. The clubhouse dishwasher has been repaired and new instructions for its use will be distributed to those renting the clubhouse.

The interviews for the vacant Board position have been set up for the 20<sup>th</sup>. The Board will interview the applicants and make their decision.

The Board agreed that arrangements should be set up for cleaning the retentions ponds due to be cleaned in 2009. We will need to make sure that each pond is itemized so the costs can be separated out as they relate to various items that are pending.

There was a discussion about livability in the community. It was agreed that some parameters need to be written up for what circumstances will be considered a livability issue.

The Board agreed that the clubhouse is not available for commercial purposes; it is for the private use of the homeowners in the community.

The Board agreed to not fence ~~the area at the back of~~ Hillsboro. *around the retention pond in*

The Board agreed it would be nice to have a certificate of recognition for the various volunteers in the community to be presented at the annual meeting. The Secretary will bring an example to the next Board meeting.

#### Board Forum

There were no further items to be discussed by the Board.

#### Member Forum

The management company will forward the amendment to the Parking Policy to the webmaster to be posted on the website.

The chair of the Finance committee pointed out that the refund from the water company was probably not at the correct amount. The management company will ask for a copy of the water company's reconciliation.

The meeting was adjourned at 8:45 pm.

Signatures of Approval:

Norm Lawlis (President)

Norman Lawlis

Katie Royer (Secretary)

Katie Royer