

Minutes

SCHOA Board of Directors Regular Meeting

May 19, 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: 3 homeowners in attendance

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

Officers Reports:

- Vice President – No report
- Secretary – No report
- Treasurer – No report
- MAL – No report
- President –
 - We have contacted Silver Pointe COA. Some water handled by Silver Creek ponds comes from Silver Pointe and we would like to talk about proportional shared cost.
 - Crafts event by club house this Sunday from 2:30 to 7:00.
 - 3 parcels were sold behind Ashford. A total of 50 homes will be added to this area. Many homeowners on the west side of 87th Ave E are encroaching on the HOA tract. Note the tract is not easement and belongs to the HOA not those homeowners. Developers could use tract for sewer easement. It is too early to say but homeowners should be made aware.
 - Proprieties that may be directly affected are:
 - Plat number:0419321063. 30 homes. Affected lots 18214, 18210.
 - Plat number: 0419321040. 10 homes. Affected lots 17922, 17914, 17906.
 - Plat number: 0419321055. 10 homes. Affected lots 17808, 17802.

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.

- **Collections:**
 - Delinquent Assessments:
 - April 19% \$211,284 – 340 homeowners with balances.

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- May 16% \$196,445 – 292 homeowners with balances.
 - The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.
 - Payment arrangements have been made with many of these owners.
- **Violations:**
 - Letters sent in April: 273
- **Financial:** Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent prior to the board meeting for more detail.
- **Maintenance:**
 - Out for Bid:
 - Install a concrete pad at the sports court with anchor bolts to secure the porta-potty's during the summer.
 - Current Bids:
 - Hillsboro sidewalk ramps in two locations where the sidewalk stops before connecting to the street.
 - Received estimate from Premier Paving for \$11,214
 - The Board asked if they would include the concrete pad at the sports court in the project at the same time. JCHA will contact Premier.
 - Premier fence between the county storm pond and the common area needs to be repaired.
 - The Board approved the proposal from Reliabuild to replace the Premier fence between the county storm pond and the common area for \$3,000.
 - Work in Progress:
 - Premier / Ashford Tree Removal
 - Family Tree Care provided a hazardous tree report that has been sent to the County with the application to remove these trees from the wetland buffer area.
 - The County completed the annual surface storm water inspections. All communities except Country Hollow and Hillsboro were approved for the surface water credit. There are only minor corrections needed to be addressed by the follow-up inspections in August.
 - Country Hollow has a broken catch basin cover that needs to be replaced.
 - This is on order with Pro Vac with a 14 week lead-time.
 - Hillsboro has one catch basin that needs to be cleaned out and some vegetation removed from 3 other locations.
 - Pro Vac is cleaning out the catch basin and Green Effects is clearing the vegetation.
 - Robblee's Total Security (formerly Guardian Gate Service) is performing the routine maintenance inspections on all the Silver Creek gates. They will be installing locking switch access panels to the gate operators and will be asked to leave a key for the Board.
 - Work Completed:
 - Hillsboro Eastwood Gate Repair
 - One of the gate leaves has been replaced.
 - The Board asked to review any outstanding work orders including replacing the light fixture at the entrance of Ashford.

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Committee Reports:

1. **Budget Committee:**
 - No report.
2. **Architectural Control Committee (ACC)**
 - No report
3. **Forestry Committee:**
 - No report from the committee. One committee member is attending a forestry class through Washington State University.
4. **Appeal Committee**
 - The Appeal Committee reviewed 10 appeals this month and will forward their recommendations to the Board.
 - There are currently 2 vacancies on the committee. A request for volunteers has been posted on the website.
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 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.

Motion to adjourn to Executive Session: 7:05 PM

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

Recall regular meeting to order (out of Executive Session): 7:30 PM synopsis of decisions made:

- Board approved proceeding with a foreclosure action on one property as recommended by the attorney.

Meeting Adjourned. 7:30 PM