

SILVER CREEK

Board of Directors Meeting Minutes

Meeting Date/Time: May 18th 2023, 6:30 PM

Meeting Location: zoom video

1. Call to order (President) 6:32 PM
 - a. Roll Call (Secretary)
 - i. Wolfgang Riss Secretary, Michael Morrey President, (Christopher Miller, Treasurer – (absent), Joshua McCoy-Redmond VP, Joe Jonak-MAL
 - ii. Don Campbell and Fabiola Foto, REIS management representatives

2. Approval of Minutes of previous meeting:

Are there any additions or corrections to the meeting minutes?

Wolfgang Moved; 2nd by Joshua; unanimous vote (4-0) to approve the minutes of the April 20th, 2023 (most recent board meeting) as written.

3. Board Member Reports

_ Wolfgang Riss (Secretary)

*Ashford gate lights are out. Need electrician to fix.
Crosswalk is being monitored by county or someone
(box located there (counter?))*

_ Christopher Miller (Treasurer)

no report (absent)

_ Joe Jonak (MAL)

*speed sign along 96th Ave E back of CH still down, CH
and GH dr. street signs are still down. Concerns on
social about no crosswalk asking about flashing lights or
other safety measures for getting across Gem Hts. Dr.*

_ Joshua (VP)

no report

_ Mike (President)

no report

4. Management Report

- a. silvercreekhoa@reisinvest.com is the best line of communication to management co. for HOA matters.
- b. Appointments available at the community center upon request for gate remotes and other contact as needed.

Financials:

- a. Balance Sheet as if 4/30/23
 - i. Operating account
 - ii. Reserves
 - iii. Multiple CDs and investment accounts
- | | |
|-------------------------|----------------|
| Operating | \$ 117,461.24 |
| Insurance Reserve | \$ 10,422.20 |
| Unallocated Reserves | \$ 409,526.41 |
| Emergency Reserve | \$ 11,371.00 |
| Certificates of Deposit | \$1,938,987.30 |

Mike asks about the transfer of \$200,000.00 from reserves to Edward Jones account. “was that after April 30”. Don says that he sent the account number for reserves to Mike. Mike verifies that May 5 he made the transfer into CDs of three years at 4.65%

SILVER CREEK

Collections:

- A) Assessments: To date we have received \$537,774.15 in payments (past charged dues assessments are included in that figure (i.e “caught up” past dues reflected here) as well as first half payments.

- B) Collection accounts (with Pody/McD)
 - a. Collections report from Pody McDonald as of 5/10 attached. (Further discussion in exec. session)
 - b. List of those who owe over \$1,000.00 balances:
 - i. 100 total 72 of which are not in Pody/McD system yet.
 - ii. Retroactively charged (bulk late fee function) for Feb on March 4 and for March on April 4. April on May 4 (Info: for Feb. 548 late fees totaling \$8,022.00 charged; March 508 totaling \$7,620.00 charged April 458 total \$6,870.00)
- 3) Violations:
 - A) Report is “to date April/May” 40 letters sent (reduced due to the correction in CH letters 50-60 letters were deleted from files as they were incorrect management will pay for supplies for the ‘reissue’ next drive through CH).
- 4) Financial: Statements have been emailed to board members around the 10th of each month for review; and then the specified collections reports will be sent around time of the board meeting for more detail. Due to growing size of reports, they will now be placed in Dropbox all board members will have access Also any committee members as directed by the board.
- 5) Maintenance & Misc.:
 - a. New signs delivered to George in March should be installed soon. This is in progress. Street signs were added to his list of tasks to complete.
 - b. GE was asked to clean up the trails behind WinCo and did so. Prime Ops was asked to keep an eye on the area.
 - c. Fence Specialists too busy, GE has been asked to look to repair the fence behind WinCo They sent some ideas but not bids
 - d. Clubhouse doors latches are going bad.
 - e. Tunnel clean and paint bid: \$2500 plus tax, Also have new bid from Certapro painters 3 levels \$7,000 minimum. (Board discusses is it better to just pay the cheaper rate since they will hit it again (Don asks for direction - no final decision given).
 - f. WINCO working on getting the shopping carts removal approved BUT GE said they were clearing the pond anyway and would haul those off.
 - g. Progressive ins processing payment for crashed CH mailbox stands we should have soon
 - h. MAXCARE destruction of CH main gate - suggest Atty send letter (Mike says send to Pody Mc/D)
 - i. Active web portals – email addresses up to just over 1100
 - j. Ashford Street repair we have a \$9,000.00 bid. From Asphalt Patch systems. Don directed to make sure that this is not a county line that caused the problem.

5. Committee Reports

- a. Budget and Finance
 - i. *no report*
- b. ACC
 - i. ACC requests are flowing smoothly at this point – quick turnarounds
 - ii. Bob is updating forms for board approval
- c. Appeals
 - i. Received No appeals. Nothing new to report
- d. Forest committee
 - i. Waiting on State still
- e. Security – *no report*

SILVER CREEK

6. Unfinished Business

*President notes a couple things:

- 1) Management report covered most of this unless anyone has anything else
- 2) Wrights logging to be sent to homeowner (Ms. Green) who questioned about a couple leaning trees from the greenbelt.

7. New Business

* None

Discussion about the dilapidated fence on Silver Creek Ave main drag middle of CH. What can be done about it? It has been many years... when can HOA step in and do it take action. Brief discussion no decision. Mike states safest to ask Pody.

8. Open forum (3 minutes) 'request to raise hands in order to be recognized state name and what neighborhood you live in.

- a. **Will D.** Question regarding 2003 supplemental assessment looking for it to be on SC website. Also concerned about
- b. **George.**
 - i. Concerns about the towing and parking enforcement
- c. **Joe.** Same concerns about parking enforcement

Discussions ensued... Management will work closely with George to resolve issues discussed around parking enforcement and the reports involved.

9. Adjourn to Executive Session 7:35 PM

- a. Discussion regarding legal actions on collections
- b. No decisions made.

10. Reconvene and Adjourn Meeting 8:35 PM