

# SILVER CREEK

Board Meeting Minutes  
May 15, 2025

## 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
Joshua McCoy-Redmond	Vice President (Arrived Late)

Board Members Absent: NONE

## Manager:

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

Paige Swift The Management Trust Assistant Community Manager was present

## Homeowner Forum:

9 homeowners were present.

## Presentation by Danielle from Saveatree

- Danielle Walsh, a dual-certified arborist, presented her company's tree care services, including monitoring, assessment, and maintenance of greenbelts and community trees. She emphasized the importance of regular inspections, soil analysis, and proactive measures to mitigate risks associated with tree health and environmental changes. Walsh offered to provide free annual assessments and shared her approach to using GIS mapping and detailed documentation for tree management. Michael and Robert expressed interest in collaborating with Walsh, including a potential walk-through of the greenbelt area, and discussed past tree assessments and challenges with tree species and health.

## Minutes:

- The treasurer requested that the minutes be updated to reflect his absence in the April Meeting and to reflect that the Vice President was in attendance during the April meeting. Jari will make the changes. A motion was made by the Secretary to approve the minutes of the April 2025 meeting minutes. Second by the Treasurer and all approved

## Financial:

- March financials were reviewed, financials for April are not ready.

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## Committee Report:

- Architectural:
  - Rocks will be discussed in the Executive Session.
  - The Committee Chair reports that many ARC's are being submitted with bare minimum information. Requests that homeowners be more detailed and send in all the information they can to help expedite decisions.
- Security:
  - Winco fence and part of the fence in South Ridge need fixing. President reached out to Dave from Nathan's Company, waiting for a response, stating it's been 3 weeks of trying to get an update. Jari will look into getting fence bids.

## Board Report:

- Nothing to report

## Management Report:

- MANAGER REPORTS
  - Management getting bids for the South Ridge fence by park. Also getting bids for the Hillsboro and Grayhawk gates.

## Actions Outside of a Meeting:

- Treasurer motions to ratify April Appeals decisions, Treasurer seconds, all approve.
- Secretary motions to ratify the removal of Violation from owners account., Treasurer seconds, all approve.

## Unfinished/Old Business:

- Area behind Clubhouse:
  - Management has been trying to work with Naseem about the muddy area behind the clubhouse. Paige discussed reaching out to Christine about a bid for an exploratory dig, seeking the board's input on a budget cap, and reporting back.
- Concrete Pad bids:
  - Management presented 3 bids for concrete pad by the sport courts for SaniCans. Treasurer motions to approve AC Moate, Secretary seconds, all approve.
- Gate Repairs
  - Premier gate repair:
    - Bid sent to Board this week for approval, \$2,354.62. Treasurer motions to approve, Secretary seconds and all approve.
  - Ashford gates:
    - Being looked at 5/16/2025
  - Grayhawk Gate 3 by Winco

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- Bid for repairs \$1969.04. Treasurer motions to approve, Secretary seconds and all approve.
- Hillsboro Gate 10:
  - Bid for repairs \$1,639.18. Treasurer motions to approve, Secretary seconds, all approve.
- Street Drain Cleaning:
  - DrainPro was out this week cleaning per Pierce County Recommendations.
- Reserve Cash Management Program:
  - Jari shared information on the new program
- Ashford Gate Lights:
  - The secretary reports that the lights still aren't done, Jari to follow up..
  - The Secretary asked about the Mail Key box at the gate, and the President emailed the gate company to coordinate with vendors to get it fixed.
- Country Hollow Mail Cluster damage:
  - The secretary asked about the damaged mail clusters, Jari reports that the Post Master was supposed to inspect and determine the damage. Jari will follow up with the Post Office.

## Homeowner Forum:

- Kym expressed concerns about communication issues with the management company, particularly regarding the recent mailbox replacement project in Silver Creek. She highlighted problems with email responsiveness, incorrect address listings, and the overall inefficiency of the key distribution process. Jari explained the logistical challenges of coordinating mailbox replacements and key distribution. The group agreed that the current process could be improved, with suggestions including posting notices on mailboxes and better coordination between the management company and the post office.
- Matt raised concerns about unfair parking fines and late fees, which the board agreed to address in an executive session after the meeting.

## New Business:

- Board approves the following decisions:
  - Homeowner 54763262570 declines fee waiver
  - Homeowner 54763262018 declines fee waiver

## Adjourn:

Meeting adjourned to Executive session at 7:48pm

## Next Meeting:

The next meeting of the Silver Creek HOA will be June 19th at 6:30pm via Zoom.