SILVER CREEK

Board Meeting Minutes

May 21, 2026

Call to Order:

The meeting was called to order by the President Michael Morrey at 6:3pm. A quorum of board members was established.

Board Members Present:

Michael Morrey	President
Wolfgang Riss	Secretary
Robert Schultz	Treasurer
Joshua McCoy-Redmond	Vice President

Manager:

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

Homeowner Forum:

3 homeowners present

Nothing to share

Josh from FDUB Security was present and introduced himself and his company. He stated that he was here to discuss concerns and answer questions.

- Treasurer states that he has no complaints. He likes to see them drive around with their lights on, that it gives presence to the community as they go by and it acts as a deterrent.

  President states that the parking enforcement patrol had an issue with one of the FDUB staff at the Clubhouse. When encountered about an issue, FDUB staff said he was on his lunch break and not going to do anything at the moment. That he was retired and just paid to drive around. President also states that he likes the visible lights, as the Treasurer stated, and likes seeing their presence at the Clubhouse.

President asks if their staff has been able to access the Clubhouse since the Call box and security system have been upgraded. Josh states that he doesn't think that they have access, President stated for Josh to pick a code and email him and get them access.

Jari brings up that they need to check the tunnel area for unwelcome people.

Clubhouse Coordinator brings concern about FDUB staff spending their lunch break in the Clubhouse. There were times in the past where they spent a good amount of time in the Clubhouse and even bringing in their kids. She also asks if the staff is in on the weekends that they are mindful not to leave a mess as it is usually cleaned and prepared for the weekend rentals. Josh states that his staff knew better and they it was only supposed to be for bathrooms. Josh asks that we please let him know right away in the future any other issues like these.

Secretary asks about 4th of July extra enforcement. Josh said that they are looking to adjust hours and come in 4 hours earlier on the 4th of July. Then plan to shave off 1 hour a day for the week after as to not cause extra fees. All Directors think this is a good plan.

Approval of Meeting Minutes:

Treasurer motions to approve, Secretary 2nd's and all approve.

Financial:

Operating is at $443,063.41 Reserves are at $3,676,793.87 AR are sitting at $672,551. Last month it was discussed to move some Reserve money to an Edward Jones account. The Board wants to discuss in Executive due to needing to review the seal coating bids and that large expense.

Committee Reports:

Architectural:

- Lots of requests are coming in. We are meeting on the 2nd and 4th Mondays of the month. 2 Board members are on the committee now, so things are voted and decided right at the meetings. We have been reviewing 30+ at the meetings. President states that the more information provided the better.

Security:

- Jari stated that Paige had sent an email that they received a report about suspicious activity in Hillsboro. FDUB was notified and they will run a few extra patrols for the next few nights.
- Vice President stated that he would like to see them go through the community more and not be spending 2 plus hours at a time at the Clubhouse.

Appeals:

- President stated that we had 4 in person, 13 total. It has been easy and we can make the decisions quick when we have all the information. With 2 Board members we are doing the requirement. Treasurer brings up an issue with timing of some letters. There was an appeal for a deciduous tree not having leaves and a letter issued in December when a tree won't have leaves. We are seeing too much of those sorts of appeals and he states that not everything needs ARC approval, if a homeowner is repairing a fence they don't need ARC approval. Repair and maintenance doesn't need a request.

Sport Courts:

- Secretary would like to get a contractor to provide a quote to seal some cracks in the surface of the tennis/pickleball courts. Currently there are cracks ½" by 30' long with weeds growing in them on the playing surface. Jari to have those quotes by next meeting.

Board Report:

- President states that he has a question for the Board from Attorney. Do we want 1 CC&R as a Master only or do we want a Master plus all the supplementals like we have right now.
- President states that he is updating the Silver Creek website and asks Jari to send him the Violation reports so he can update. Jari says that she will go to the SC website and see which ones are missing and get them sent in. Jari requests a copy of the By-Laws that was approved so that she can get those sent to Homeowners. President and Treasurer request that we save on as many pages as we can for cost savings, Jari stated that they can do front and back copies.
- President asks about the Collection Policy. He wants to know if the Board is ready to approve the Collection Resolution that the Attorney drafted. Needs to be approved in a meeting. Treasurer makes a motion to approve the policy the attorney gave them, Secretary 2nd's and all approve. Mike to send that to Jari as well.
- Treasurer and President bring up keeping the Master and the Subs CC&R's because of the uniqueness of each community. Secretary states to keep the Master and the communities with their supplemental. Update and clean them up, make them updated to Law. President brings up Sterling Ridge, do we ask them if they want to update CC&R's. Jari states that they get to vote on the Master. The Attorney should start with the Master for updates then move onto the supplementals.

Management Report:

- Pressure washing was complete.
- Greenwood reached out and asked if we wanted the Sports Courts cleaned this year. Jari asks if the Board wants bids for that, or do we want to do the repairs first. Secretary wants to wait for the cleaning until after the 4th of July mess. Treasurer wants to see the repairs done first. President requests a few other bids as Greenwood charges quite a bit of money and needs to rent a water truck.

Unfinished Business:

- Seal Coating: 2 bids came in of the 4 requested. 1 declined due to not being able to do such a big job and 1 other just didn't respond. AC Moate bid $396,466 for all properties. Patriot bid $273,132. The price difference is because they can't agree on how much square footage of seal coating they require. Each did their own calculations multiple times. Jari brings up they we never discussed the alleyways in Brookfield as they aren't part of the quotes. Treasurer states that on the map provided there are some missing streets in Country Hollow. Clubhouse Coordinator states that the map IS showing the alleyways in Brookfield as being included. President points out that on the map there is an area marked for repair near the Retirement home that isn't ours. Alleyways also need to be repaired as they are a part of Silver Creek too. President states that it needs to be broken down in parts because it's a big job. Jari to get an updated bid with the changes to the map. President to send another suggestion for bids to Jari. Jari asks about how the board wants the work broken up into. President thinks that in the past it was done over a few years. Jari to ask the contractors how they will break it up. AC Moate does full service, sealcoating and striping. Patriot does not strip, only seal coat. Also need to remind homeowners to not water the night before and not to park on the streets.
- ADA Ramp: In Hillsboro the ramp was not done very well. One side looks good, the other doesn't. The angles seem wrong; black top was piled up too high and now water pools. The sod added to fill in is already dead. There should have been concrete where the sod was put to match the other side. Jari will reach out to Patriot and include the Board.
- Hillsboro gates: $ 5,535 for all 3 gates. Treasurer votes to approve, Secretary 2nd's and all approve.
- Tree Removal: The bid presented says Hillsboro and it should be for Ashford. Removal of 6 large and 20-25 small to midsize cottonwood trees. No need for replanting as new trees were already planted in there. $9,307.50 Jari to verify where this bid is for. Jari to verify that this is the correct bid and can move forward as long as the price doesn't increase. Secretary motions to approve, Treasurer 2nd's and all approve.

- Premier Gate: Back gate issues covered by warranty work. Front gate having issues. Jari wondering if we want someone out to give quotes for this front gate. President asks if they can give a quote when the come to fix the Hillsboro gate. Jari will inquire. Management to send out a message to homeowners asking people to be patient with the gates. Homeowners are being impatient and pushing the gates with their cars causing the chain to skip and it automatically stops until it's reset.
- Grayhawk Pedestrian Gate: Bid given to Cedar River, have not heard back from them to get the work scheduled. Waiting to hear back from them before moving on to get another bid.
- Premier Monument Plants: Pressure washing done. Plants are growing in just fine and the board votes to leave it alone.

New Business

- Management got a report last week of vulgar and racial slurs in the tunnel, and the homeowner asking to get that cleaned or painted over. Treasurer states that Pierce County told us it is ours, so we should seal it up. Need to get bids to seal it up. Jari to send the County letter to the board again and to Peter Newcomb for review.
- Clubhouse Fencing: President states that we need to break the project apart. He asked Secoma Fence for black chain link for the back areas. $27.81 per foot, we just need to be ok with the price and vote on it in a meeting that we are ok with the price so that we can start developing piece by piece. Secoma gave a price of $25,000 for 900' of fence. President stated that we need to break up the project. When you ask the contractors for a project of this scope, they don't know what they are doing on projects of this size. Jari stated that Paige was trying to coordinate with the Board 2 or 3 vendors that do chain link and Wrought Iron fencing, but they didn't get any drawings to see the scope of work. President and Vice President state they didn't hear anything. Jari states that the board was supposed to give them a day and time. Jari will have Paige resend everything.
- Fee Waivers:
- 54763262169 -All vote to give homeowner 60 days to get the issue resolved. Fees will be WAIVED if resolved in 60 Days
- 54763262820 - All vote STANDS
- 54763262279 -All vote charges STAND
- 54763262128 -All vote WAIVE, Courtesy STANDS
- 54763328578 -All vote STANDS
- 54763263137 -All vote STANDS
- 54763263341 -All vote STANDS
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- Jari asks if all have seen the communication between Dean Pody and Azap and the request for documents. That has all been figured out. Dean wanted to review before

Jari sent her response to go over verbiage. Jari gave to Dean on Tuesday, Jari to touch base with him early next week and Dean will send a letter to Azaps attorney.

- Vice President is wondering about gate cameras. Board decides to investigate this in the future as there are a lot of projects right now. This brings up the conversation of separating costs from the Supplemental assessments and who pays for what. Treasurer asks Jari to separate the neighborhoods for the budget for him to review. Jari asks if the Board is looking to increase the supplementals to accommodate for some of the extra charges, some specific to a neighborhood. Treasurer states that we need to increase the special costs, not the general. Treasurer states that Jari can increase for the proposed budget and the board can review.
- Vice President wondering about a rental cap so that we would have more homeowners in the community and for voting. It can be added to the updated governing documents. This would need to be voted in 2/3rd's needed to approve. Current rentals would be grandfathered in. Jari to get an estimated total of the number of rentals to the board.
- President has something from Dean Pody. Cobuns attorney Jack,sent in an offer to pay $6,533.29 and would exclude the $1,500 he was awarded by the court and that would close out as of April 1, 2026. We would be waiving $2,500 on that part and he would be paid up to that date. He would still have to pay the fines and the assessment that is due in June. It is up to the board to decide to go with that and President told Jack that Cobun needs to admit that his driveway fits 2 vehicles and it's for 2 vehicles. It's a driveway for 2 cars not 4. He also needs to get the boat out of the backyard. Secretary states that the Attorney recommends taking the offer and agrees with it, Vice President also agrees with the contingencies of the driveway parking, assessments and boat removal. President not happy with the attorneys recommendation on this matter as it's a large amount of money. Treasurer states that there needs to be contingencies for paying assessments, as this isn't the first time going to court with Cobun over non payment of assessments. He's had liens 4 times. President states that the $9000 is a collection for delinquency, a legal collection that has a recorded lien on. The other piece is the Appeal in Superior Court over what the District Court decided. Anytime you appeal in Superior Court what the District Court decided it's a huge gamble. The $9000 gamble doesn't exist because that's a collection on a delinquency. We need to find the easier way to resolve what the district court did. The Board agrees to give the contingency of no more than 2 cars in the driveway, no boat in backyard and pay the assessments and on time. President to draft the email with these conditions 5/22/26 with the conditions.
- Jari asked the President if Dean Pody ever talk to him about the open violations he needed answers from, apparently he didn't get solid answers on the Tract C issue Purdy and Struesser tree insurance. Board offered $1000. The Tract C issue is the encroachment issue that won't be resolved quickly.

- Board approves moving $400,000 from reserve to Ed Jones
- Treasurer motions to adjourn, Secretary 2nd's and all approve. Adjourn at 9:02pm