

Minutes

SCHOA Board of Directors Regular Meeting

November 19, 2020

Call to Order: 6:35 PM

Meeting Held via Zoom Online Video Meeting

Attendance:

Michael Morrey - President
Tim Ramsey – Vice President
Wolfgang Riss – Secretary
Joshua McCoy-Redmond – MAL

Management Company Representative: Lorne Martin
Homeowners: 14 homeowners in attendance

The Board appointed Virginia Frazer to fill the vacancy on the Board fulfilling the remaining term and to fill the office of Treasurer.

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Motion passed to approve the minutes of the October 15, 2020 board meeting as written.

Officers Reports:

- Vice President – No report
- Secretary – The logging activity at the retention pond is completed and the stumps have been removed. Wright's Logging did a good job.
- MAL – No report
- President –
 - Street parking amendment – the Board has not heard anything else about the street parking amendment inquiry. Per the legal opinion the Board received, the CC&R's may be amended by 75% approval of all Silver Creek homeowners, even in the case of the supplemental CC&R's for the different phases of Silver Creek.
 - Mediation is still going on with certain homeowners in Grayhawk over green belt damage – 12 still pending and 4 counter claims.
 - Need to move funds from the Operating Savings Account to Edward Jones Time CD's to ensure FDIC coverage for the funds.
 - **Board approved transferring \$500,000 from the Savings account to reserves in the Edward Jones Time CD program.**
 - The Board approved a Christmas Light Decoration Contest – Open to all of Silver Creek. Judges are needed from each neighborhood. Prizes are to be awarded as gift cards; 1st Place \$100.00, 2nd Place \$50.00, 3rd Place \$25.00.

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.

1) Collections: Due to the current COVID-19 Pandemic and Governor's Proclamation we are not able to charge interest, late fees. Violation Fines are now permitted as of August 2nd.

<u>A)</u> Delinquent Assessments;	Oct	18%	\$291,978 – 315 homeowners with balances
	Nov	16%	\$244,111 – 277 homeowners with balances.

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- a. The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.
 - b. Payment arrangements have been made with several of these owners.
- 2) Violations:
- A) Letters sent – Nov: 259
 - a. Towing/ Parking/Inoperable Vehicle - 166
 - b. Debris/Refuse - 28
 - c. Owners Maintenance - 43
 - d. Trailers / Rec. Vehicle/Boats - 7
 - e. Other - 15
- 3) Financial: Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent around the board meeting for more detail.
- 4) Maintenance:
- A) Work in Progress:
 - a. Sidewalk ramp – painting yellow for better visibility to match county sidewalks. Completing as weather permits.
 - b. Repairing the surfaces of all the tennis and basketball courts and reconfigure one of the tennis courts into 2 pickle ball. Completing as weather permits.
 - B) Work Completed
 - a. Removed approximately 90-120 trees and stumps along the paved path between the storm ponds near the clubhouse. The roots were lifting the asphalt.
 - b. Install no parking signs at common area along alley in Brookfield.
 - c. Installing “No Trespassing / No ATV’s” signs on storm pond fences.
 - C) Work Orders
 - a. W/O #018 – Install no parking signs along fence on 91st Ave E outside Premier back gate and paint curb with no parking stencil. – SIGNS INSTALLED
 - b. W/O #21 – Recondition basketball backboards and refit with new nets.
 - c. W/O #22 – Repair cut chain link fencing and gates around basketball and tennis courts - COMPLETED.
 - D) Storm Systems – Pond Cleanup now 2 times a year.
 - a. Engineering plans are completed for repairing wet pond liners. Need to obtain proposal for the work to be done. Obtaining bid from contractor to perform the work.
 - b. The Stormwater Credit Renewal Applications have been signed by the engineer for re-certification and were returned to the County before October 1st. All communities were placed back on the credit program except for Country Hollow. The County has permitted an additional year to bring the Country Hollow storm ponds into compliance with liners to be placed back on the credit program in 2022.

Committee Reports:

1. Budget Committee:

- o No report.

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2. ACC

- Michael Morrey reported the ACC is receiving multiple requests for painting and changes after work has been done. Let's not do the beg for forgiveness instead of asking permission. The problem is a neighbor sees a color and paints, assuming the house they liked was approved when it wasn't creating a complex issue. Supplemental Declarations 2.5.2 will explain most of the colors accepted in the specific neighborhood.

3. Committee on Forest Maintenance:

- No report.

4. Appeal Committee

- There were no appeals to review this month.

5. Security:

- An empty broken tent was found in the green belt behind the clubhouse. The Santa Patrol will continue this year.

Regular Business: (items discussed, and decisions made on urgent items between meetings)

- None.

Unfinished Business:

- Security Camera Policy
 - The Association's attorney is working on drafting a policy for the Board to review regarding security cameras.
- The Stormwater Credit Renewal – The County has approved the credit applications for the private storm systems in Premier, Grayhawk, Ashford, Southridge, and Hillsboro. The credit will reflect a savings of approximately \$100.00 on the annual property taxes for each lot in these neighborhoods.
- Green Effects is preparing a proposal to correct the irrigation sprinkler issue at the North Grayhawk gate.

New Business:

- None

Open Forum:

Questions/Concerns included:

- A couple homeowners addressed questions regarding decorative lights visible from the street they believe have been installed without ACC approval. – This will be reviewed by the management and the Board.

Motion to adjourn to Executive Session: 8:20 PM

Recall regular meeting to order (out of Executive Session): 9:00 PM synopses of decisions made:

- Legal and collection matters discussed.
 - The Board approved the attorney's recommendations regarding collection actions.
- No other decisions made

Meeting Adjourned. 9:05 PM