

SILVER CREEK

Board of Directors Meeting Minutes

Meeting Date/Time: November, 17th 2022, 6:30 PM

Meeting Location: zoom video

1. Call to order (President) 6:42 PM
 - a. Roll Call (Secretary)
 - i. Wolfgang Riss Secretary, Joshua McCoy-Redmond MAL, Michael Morrey President
 - ii. Don Campbell, Darria Murphy, REIS management representatives

2. Approval of Minutes of previous meeting:

Are there any additions or corrections to the meeting minutes?

Wolfgang Moved; 2nd by Jay; unanimous vote (3-0) to approve the minutes of the October 20, 2022 (most recent board meeting) as written.

3. Board Member Reports

_ Vacant (Treasurer) *no report*

_ Wolfgang Riss (Secretary)

*Sink hole 87th Ave E is repaired.

*Fence behind WinCo has a big section which has been cut loose.

_ Joshua (MAL) *no report*

_ Mike (President)

*3 mailboxes scheduled to be replaced \$5,559.00 each.

* Annual informational meeting Dec 29 6:30 PM Zoom.

* Gate remotes – New remotes are in possession now they were \$25.00 and \$52.00 each - new batch small \$30.52 and \$56.12 for larger style (no markup) Remotes are universal fit any gate.

4. Management Report

Strong gains are being made on member information gathering. Recall REIS uses AppFolio management software – it is an email based program which you will all find much easier and user friendly but it takes a little getting used to – (a learning curve so to speak). Of 1776 homeowner accounts, we believe that over 1700 should join the program for the association to be managed as smoothly as possible (we anticipate a few owners due to lack of computer or whatever other reason to be non-users – but these should be as few as possible for the best of the association. It will be important to get as many members as possible on and up running as soon as possible so that when the January semiannual billing comes out, management is less overwhelmed with requests to activate portals (so that members can make payments). If everyone waits until they receive their statements, management responses will naturally slow due simply to the urgent high demand. Please sign up as soon as you can. Thank you.

Darria and Don have both been spending time in and around Silver Creek familiarizing and getting acclimated to all of the systems. As a reminder to all, Darria will be the main point of contact for Silver Creek residents.

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5. Committee Reports

- a. Budget and Finance
 - i. *no report*
- b. ACC
 - i. It has been quiet on the ACC Homefront (as expected this time of year)
- c. Forest committee
 - i. Finalizing report to board will present in a later meeting
- d. Appeals
 - i. Received No appeals. Nothing new to report
- e. Security – *no report*

6. Unfinished Business

- * The ADA corner ramp in Hillsboro is not done yet nor is the slab for under the honey bucket near the basketball court
- * New Trash cans for the parks are ordered
- * Several gates are still in need of repairs
- * Some irrigation repairs were recently made. Note new irrigation tech (Justin) is in Mike's opinion good to work with. Very helpful.

7. New Business

- * None

8. Open forum (5 minutes) 'request to raise hands in order to be recognized'

- a. **Joe J.** asks when budget packets will be mailed. Mgr. reports they went this week.
- b. **Lavern P.** two questions. **1.** What was the date the board changed the by-laws?
President Response: October 12, 2022. **2.** What dates were the web posts soliciting board members (call for volunteers)? **President** responds: first announcement – August __ 2022 by previous management on Silvercreekwa.com website (no specific date available on the web post); second announcement – October 12. Additional question: **L.P.** did President state to a member of the association “since Country Hollow is bigger, they could have more members on the board ...” **President** response: I don't recall stating it that way. My response would have been more about fairness and equity. When board made the amendment decision it was in the best interest of the whole Silver Creek community. The by-laws were changed in the early 2000s taking the rule from open no restrictions to setting limitations which restricted and made more difficult to fill seats on the board. **President** states board members no matter where they are from (which neighborhood) if they are following their fiduciary duties, there should not be a problem. Board followed attorney's advice on the amendment. **President** further puts forth an example that demonstrates the restriction as follows – If 2 candidates live in Country Hollow, 1 gets 199 votes and the other gets 200 votes; another candidate from another neighborhood gets 3 votes, the one with 3 votes of the members are elected. Does not seem equitable. The October 2022 amended by-laws, which repealed the 'only one board member form each neighborhood' rule fit the fairness theory better. **L.P.** mentions that each neighborhood has it's unique issues and concerns and as he was on the board that made that first amendment addressed that concern. **President** points again to his example and says It should be about vote totals no matter which neighborhood the candidates live in. All Board members represent Silver Creek – not just the neighborhood in which they reside.

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- c. **Bob S.** comments as follows regarding the three current board members – states that Officer McCoy was appointed to the board contrary to or in violation of the then current by-laws because he lives in Country Hollow as does the President Mike Morrey. Believes the appointment was made due to the fact that another who volunteered at the time of vacancy was ‘not liked’. His hypothesis is that the members perceive the October amendment as being done underhandedly with or without a lawyer’s advice. While from a legal perspective this may be ok but from an ethics perspective is wrong and he would say that if the board members do not understand that, then there is a bigger problem. McCoy should know the difference between ethics and maybe he needs to give the rest of the board a lesson. *His “two cents shutting mouth now”*. **President** response: a board addressed restrictions in the original by laws in September 2020 regarding ‘two board members’ in service from same neighborhood. (*B.S. missing the point, the fact it was done isn’t the issue, it was how it was done...*) That was September 2020 to remove the burden of gaining volunteers. **President:** There was No ill intent on this board’s part. In doing this October 2022 change. It simply wanted to remove the restriction that the previous board, over which Bob presided, made a last minute restrictive change in 2012 it was ratified in September 2012 and placed on the website – board then never discussed making it harder to get volunteers. Under Article (of the Articles of Incorporation the board has the authority. No one questioned it then so what is the purpose of questioning so adamantly now? That board felt that change was best then and this board feels this change best serves Silver Creek at this time. Simple as that. Unethical you say? There is nothing unethical about bringing the association’s by laws back to where they were before and again we felt this was best for Silver Creek now. In closing you did it, no one complained and now we do it B.S. I don’t agree that that change was made – uses the words unethical again. **L.P.** that change was not hidden. **President:** both boards used exact same timelines same each time. A few more words are thrown out and the conversation ended. In closing decisions are made by a board of directors not by one person (no matter what the office they hold is).
- d. **Name?** From Hillsboro and is concerned about the issues in Hillsboro wondering if anyone from her community are on the ballot **President:** None of the volunteers on the ballot are from Hillsboro this time. **Name:** how do we get more representation from Hillsboro? **President:** board members or not, all are always welcomed and encouraged to speak their mind and share with each other and the board. **Name:** with new management and potentially new board members. Wanted to compare the budget and noticed new management is more expensive what will they do different? **President:** without disparaging past management, there were difficulties, and the contract was expiring so we went out and got three bids. They also chose not to renew. We determined that REIS will be most consistent and effective using their plan and systems. Once the transition (which will not happen quickly due to our size and other factors) is complete, and once their systems and ours are integrated, we will all have a great management experience. It is not easy to run a community the size of Silver Creek. We look forward to teaming with them. **Secretary** also comments: Additionally, all residents of Siler Creek will have a more easily accessible way to report things no matter which neighborhood they live in. Reports can be regarding their neighborhood or anything in Silver Creek (maintenance violations or anything).
- e. General question from unidentified homeowner regarding AppFolio system and renters vs. homeowners – how to address concerns. **Management** provides information regarding communication with owners (not renters because the association does not have actionability against renters... we are devising a plan on how to deal with the large rental

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property owners. **Secretary in interactive conversation with Darria from REIS** notes that Silver Creek has a full-time dedicated representative and staff to pay more attention to the community. Will be spending many more hours in the community on the ground than the previous management company did. The increased management presence will greatly improve the results regarding violation enforcement and other community issues.

- f. Homeowners need to register for their web portals ASAP. Information gathering is a very large undertaking. We are gaining ground but need cooperation from all homeowners.
9. Adjourn to Executive Session 7:48 PM
 - a. Discussion regarding legal actions on collections
 - b. No decisions made.
 10. Reconvene and Adjourn Meeting 8:20 PM