

SILVER CREEK

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Board Meeting Minutes
November 20, 2025

Call to Order:

The meeting was called to order by the President Michael Morrey at 6:30pm. A quorum of board members was established.

Board Members Present:

Michael Morrey	President
Wolfgang Riss	Secretary
Robert Schultz	Treasurer

Board Members Absent:

Joshua McCoy-Redmond	Vice President
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Manager:

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

Homeowner Forum:

3 homeowners were present.

Minutes:

- A motion was made by the Treasurer to approve the minutes of the October 2025 meeting minutes. Second by the Secretary and all approved

Financial:

- Ballots have been sent out for the approval of Annual Meeting Minutes and IRS resolution. Budget meeting notice was sent out as well.

Committee Report:

- Architectural:
 - Committee Chair stated that it would be nice if ARC submissions were more complete. It's hard to imagine some of the requests that are submitted when drawings are incomplete or hand written. Need more details. If we can't understand, we can't vote for approval.
- Appeals:
 - Committee Chair stated that there doesn't appear to be anywhere on the letters that the homeowners get where to send a written appeal. If homeowners are appealing in writing, they need to provide that, it's not always being provided to the committee.
- Security:

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- President has requested 3 times for the option to track patrol up to the minute where they are located but hasn't gotten a response. They have been sending reports daily with time stamps. Jari will follow up with the owner of the company to see about getting real time access.
- Josh, the owner of the security company will attend some of the Board meetings to introduce himself after the 1st of the year.
- President asks that the Security personnel that use the Clubhouse, please keep it clean.
- Secretary wanted to point out that there was a recent Monday report that wasn't sent out. He also wants to note that the Security patrol departed at 5am, not 7am.

Board Report:

- President wants Homeowners to be aware of the new HOA laws and collections changes that are coming due to the new Senate Bill that passed. Jari states that this will be discussed later in the meeting. Jari has a breakdown of simplified terms that she will send to the Board for review before sending out to homeowners.

Management Report:

- Budget and Annual Meeting notices have been sent out.
- Jari reached out to the county regarding the Tunnel, left several messages, reached out to Romero who did the crosswalks by the school. The project manager from Romero is going to help Jari find someone who can answer the questions about the Tunnel. Jari is also trying to find someone in the county to talk to about the Gem Heights trees that are dead, the contacts that she had are no longer with the county.

Actions Outside of a Meeting:

- Secretary motions to ratify October Appeals decisions, Treasurer seconds, all approve.

Unfinished/Old Business:

- ADA sidewalks & raised sidewalk areas
 - AC Moate willing to honor their bid. NYS sent in a bid today that didn't make it into the Board Report, Jari will send to the Board for review. TransBlue and Rainier Concrete will not bid the ADA sidewalk until we get an engineering report. President reached out, but got no where. Jari will ask Romero if they have engineering.
- Monument Sign Cleaning
 - Greenwood revised the bid for all gates and monuments \$12,643.88. Secretary states that the Ashford gate and monument are clean and can be taken off the bid. The Board agrees to push this into the next fiscal year, work should be reevaluated in the spring. Ask Nasim or Green Effects for a bid in the spring.
- Playgrounds:
 - Suggested playgrounds to be replaced are one in Brookfield and two in Hillsboro. Received revised bid from Left Coast \$93,418.19 for three playgrounds needing to be replaced which will save about \$8,500. Pacific Outdoor provided bid with options. Total cost is \$84,538.39. They are suggesting to not replace Hillsboro on 188th with a playground due to safety concerns with how close it is to the path and play distance. They gave a fitness area. President states that there should be a kids playground in Hillsboro. Left Coast gave a kids playground option for the 188th st area. Secretary motions to approve the bid from Left Coast with 50% down. Treasurer 2nds and all approve.
 - Jari updates that the swing replacement for the Clubhouse park is coming in the next couple weeks but was delayed due to the government shutdown.

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- Changes in 2026 to meetings.
 - No more board voting outside a meeting, all meetings of the board must be open to the homeowners and meetings need a minimum of 14 day notice, ARC must follow same rules and must have at least 2 board members on the committee for it to still have decision making power
 - Homeowner forum will be first 15 minutes on the agenda and homeowners only get 90 Seconds to state question/concern and will be cut off at the 15 minute mark. This will be at the beginning of the meeting instead of the end.
 - Executive is very limited in what can be discussed. Only collection actions, legal matters, pay and contract info for onsite employees , contracts involving potential privacy concerns, individual privacy matters.
 - Need to know information for ARC committee on meetings (when, where and how homeowners can get access)
 - Redacted Board Packets will be available at homeowners request. They will be on the homeowner portal, redacted.
- Clubhouse callbox
 - Callbox was not responding. LightCurve and Guardian came out to inspect and a new circuit board is needed. Guardian bid \$3,100 for circuit board and labor. This fix is needed for the codes for the Clubhouse rentals. Treasurer motions to approve, Secretary seconds and all approve.
- Homeowner Forum:
 - Homeowner states that he attended last months meeting and is wondering if the Board had the chance to talk about his request about the charges to his account due to a carry over from the previous management company and for a street parking pass or if they have any suggestions. He has only 4 parking spaces and is needing 5 for his family. States that he is limited on extending his driveway due to electrical boxes and trees. Treasurer states that he can't park in the Cul-De-Sac because that is a turnaround by law for firetrucks. Streets are not wide enough to allow parking. International fire code does not allow us to allow street parking. Our hands are tied by the law, and there is no way to accommodate what homeowner is asking. President asks if driveway expansion is possible if the trees were removed and 1 replanted further in the yard.

New Business:

- Homeowner from homeowner forum 54763262635 Board votes to waive late fees, delinquency letter fees, wipe account to zero.
- Board approves the following decisions:
 - Homeowner 54763262979 – Board declines original proposal and counter offers with \$250 per monthly payment plan and homeowner be put on ACH payments for duration of payment plan
 - Homeowner 54763263813 - Fee waiver declined
 - Homeowner 54763263475 – Fee waiver declined
 - Homeowner 54763261640 - Fee waiver declined
 - Homeowner 54763262056 – Fee waiver declined
 - Homeowner 54763262565 – Fee waiver declined
 - Homeowner 54763263197 – Board votes to proceed with personal lawsuit and foreclosure.

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- Homeowner 54763290254 – Board votes to proceed with personal lawsuit and foreclosure
- Homeowner 54763262151 – Board votes to waive \$513 in late fees and interest as long as the homeowner is willing to make the \$300 monthly payments. They also will waive \$2,500 in fines only if they correct the open violations.
- Homeowner 54763263187 – Board votes to waive \$1,332 in fees on the condition the owner pays the remaining balance within 30 days
- Homeowner 54763263284 – Board votes to approve a payment pay of \$500

Adjourn:

Meeting adjourned to Executive session at 7:35pm

Meeting adjourned at 8:22pm

Next Meeting:

The next meeting of the Silver Creek HOA will be December 18th 2025 at 6:30pm via Zoom.