

10/20/09 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, October 20th, at 6:30 p.m. All five current Board members were present.

A motion was made, seconded and approved to accept the minutes as read.

Management Report

The Manager distributed the Violation and Collection Reports.

Report of Officers

No reports from the Officers.

Report of Committees

There was no report from the Appeals Committee.

The ACC Committee has a concern that there are a number of homeowners bypassing the system and just installing things during the day without going through the ACC Committee.

There was no report from the Crime Watch Committee.

Bob Lorenz, reporting on behalf of the Finance Committee discussed a couple of items of concern on the financials and handed out graphs for the Board to review. He also asked if the proposed 2010 budget should be posted on the website and if the Finance Committee will be asked to make a statement at the annual meeting. A motion was made, seconded, and approved to post the un-ratified budget on the website, if possible near the posting for the Annual Meeting.

Unfinished Business

The storm water charges for the Commercial properties have been confirmed and the Management Company has begun to send out the invoices. We may get some resistance from PSE, but that is still to be seen. The Association will now only be responsible for about \$5,000 of the \$16,000 spent this year to clean that pond and repair the fence that had been damaged.

The meeting with the school about the parking around the Elementary School went well. The school is being very cooperative and is looking at a number of avenues to reduce the traffic problem. This will probably be an ongoing problem, but with the efforts being made, improvements should be seen. A representative from the school was able to give some updates on the "walking school bus" program they are implementing.

The website is still a work in process. The person working on it should have recommendations for us at the November Board meeting on how to make it more user friendly.

Two Board members and one homeowner volunteered to put the basketball hoop and backboard back up on Sunday the 25th. The Board agreed it needs to be reinstalled. Since there would be very little to no discount for a second backboard, the Board agreed to not purchase a backup until one was needed.

The Board agreed to not have any more cleaning done on the storm ponds this year. A motion was made and withdrawn to go with the annual maintenance of the ponds rather than the bi-annual cleaning of the ponds. It was agreed that the Management Company will get an official bid to present at the November Board meeting.

The fence around the pond at the back of Country Hollow has been repaired. A motion was made, seconded, and approved to remove the open fence around the dry pond and the wood fence around the county pond that are for cosmetic purposes. It was agreed to maintain the perimeter fencing between the Association

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property and the retirement center. The management company will get a bid on the repair of the perimeter fencing.

The President reminded the community and the Board that the costs are shared on exterior fencing that is also part of a Homeowner's fencing. The homeowner is responsible for the inside of the fence and the Association is responsible for the outside. It was agreed that the homeowners who will be affected by replacing some of the boards that are in need of repair should be notified of the rules involved and then billed for their portion of the costs. It was agreed that a policy should be put together showing which fencing will be affected and how the costs will be divided. The policy should also include what the procedure is if the homeowners want to do the repairs themselves. The management company will put together the policy.

After some discussion, a motion was made, seconded, and denied to continue the security patrols. The patrols will continue through the end of the month. It was agreed to re-evaluate the security patrols next year.

The Secretary showed the volunteer recognition to the Board and asked for approval to use both black and silver frames. The Board agreed both frame colors are fine. The Secretary will present them at the annual meeting.

New Business

The President gave an update on the vandalism in the community through the last month, including four-wheelers on the soccer fields, the Country Hollow gate, tagging on mailboxes, mailboxes in Brookfield, the Grayhawk gate, the window at the clubhouse, graffiti on some fencing, and the postal lockbox that we will be reimbursed for. A motion was made, seconded, and approved to have the management company get three quotes and have the window at the clubhouse replaced. The boards with graffiti should just be replaced.

A motion was made, seconded, and approved to order the better remotes at approximately \$30 a piece when purchased in a group of 100. Since the homeowners do buy the remotes, this money will come back to the Association.

After some discussion, a motion was made, seconded, and approved to designate \$400 to the Country Hollow Community Watch for the purpose of putting together kits for patrolling the community. A representative from the Community Watch assured Board that part of the program they are putting together is to be non-confrontational. Part of the condition of the funding is that the Community Watch communicate and meet with the Board and show the Board the documentation they are putting together for the Board to review and have the attorneys review to make sure everything is within the rules of the Association. The President will work to try to set up a meeting between the Community Watch and the Board.

The annual meeting will be November 7th at 2 pm with registration beginning at 1:15 pm at Carson Elementary. Nominations will be taken from the floor.

A motion was made, seconded, and approved to allow the Country Hollow Community Watch to set up a table at the back of the room at the Annual Meeting. The Board agreed to table the other requests from the Country Hollow Community Watch until a meeting can be set up between the Board and the Watch.

Board Forum

There were no further comments from the Board.

Member Forum

A motion was made, seconded, and approved to have the damaged mailboxes in Brookfield replaced this time, with the understanding that the Board will get a legal opinion to use for all future occurrences.

A homeowner had some complaints about the parking situation around the elementary school. She was assured that the Board and the school are working together to try to resolve the problem.

The meeting was adjourned.

Signatures of Approval:

Norm Lawlis (President) Norman h Lawlis

Katie Royer (Secretary) Katie Royer