

# Minutes

SCHOA

October 15, 2015

Call to Order: 6:30 PM

## **Attendance:**

Bob Schultz  
Michael Morrey  
Tim Ramsey  
Mario Sericolo  
Management Company Representative: Don Campbell

## **Homeowners in attendance:** 3

The board (several months ago) changed the previous order of business so that members of the community are able to ask their questions and deliver their comments at the beginning of the meeting rather than at the end so they don't have to sit through the meeting and are able to leave after the member forum if they wish. (Of course they are always welcome to stay and observe if they so choose).

## **Open Forum:**

\*Homeowners from Grayhawk came to discuss 'slide issue' on the hill side area of the Community Park between Grayhawk and Country Hollow. The board plans to review this as a project. The board, in the future, will review with experts what is needed to insure the hill side remains stable. This must be done in a fashion that will be in the best interest of Silver Creek Community as a whole.

\*Homeowner from Brookfield thanked the board for having the speed bumps installed and asked the board to consider a couple more in the 97th and 186th area.

## **Minutes:** 7:00 PM

Motion made by Mike; seconded by Tim to approve the minutes of the September 17, 2015 board meeting as written. Vote to approve the September minutes; 5 yeas.

## **Committee Reports:**

1. **Crime watch committee:**
  - No Report
  
2. **Budget Committee:**
  - Bob has taken on the review from where the resigned board member had left off) of the budget. It is very close to complete and will get a draft to the membership in the next week. Board to review for final approval and then mailing of the summary to the membership for ratification vote.
  
3. **Community Events Committee:**
  - Board announces that Jena Lavik-Kennedy for some personal reasons plans to resign her position as chair of this committee at yearend. They wish to publically thank her for her hard work and for helping advance this outreach of the community which under her leadership has strengthened community involvement and unity.

## **Officers Reports:**

- None

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## Management Report:

- Violation, Collection and other reports are emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members are asked to let us know if they want paper copies at the meeting.
- **Collections report:** Delinquents down from Sept. 21% (approx. \$393,000 past due) to Oct. 17% (approx.\$373,000). Approximately \$20,000 collected in the last month.
- **Violation report:** August 163; September 236 letters sent -- the violation synopsis report goes onto the website each month so that members can see that they "are not the only one receiving a letter".
- Pond maintenance – Green effects final bid is coming. Need a decision ASAP so we can beat the heavy rains that come late in the fall..
- Mailbox issues
  - Highlands Mailbox: Installation is complete, all keys are distributed.
  - Hillsboro Mailbox pedestal repaired.
- Pond Maintenance – Green Effects schedule is: October 26<sup>th</sup> or before. Repairs by Aadvanced Septic shortly after G E is finished.
- Final perimeter fence replacement bids are in process. Mgr to report next meeting.
- Receiver at Premier back gate: Bob will capture codes and have Larry make this operational soon.
- Reserve Study: Complete

## Regular Business: (items discussed and decisions made between meetings)

- None.

## Old Business:

- Board members will meet with the auditor to clarify a couple of items in the draft audit so it may be finalized.
  - Streetlight issues:
    - Parts are the problem
      - Takes time to get
      - I am told no other options for those particular lights...
      - John has found that one of his suppliers down in Vancouver now stocks what he needs.
      - We can ask him to inventory extra heads/diffusers...
      - cost to association is about \$400 per piece.
- Motion by Mike Second by Mario to order six replacement heads/diffusers and to keep the inventory level at three;  
Vote to approve 5 years
- Brookfield Monument – metal sign about \$500 installed. Motion to approve purchase of the sign by Mario second by Tim; Vote to approve 5 years. Board will let mgr know by email when to place the order.
  - Mike reports on catch basin bids. They have been finalized. Association ProVac will charge approximately \$22,000 to clean all street drain catch basins each year. This represents a significant savings. Motion to approve bid by Mario second by Bob; Vote to approve 5 years.

## New Business:

- Bob has developed a tracking spreadsheet (task tracker) so that the manager and board members can easily track the various issues and items that are being worked on.
- A homeowner has been seen launching personal flight device from the ball fields. Bob contacted the FAA for ruling on their position on this. It is in violation of 'flying low over populated areas', and over schools which are restricted areas. Mgr. to send letter to this homeowner and if it continues FAA will be contacted for further enforcement. Motion by Mike to reaffirm the ruling and to ban the flight of any personal flight devices by anyone in or around Silver Creek, second by Tim, Vote to approve 5 years.

# Minutes

Motion to adjourn to Executive Session: 7:45 PM

Recall regular meeting to order (out of Executive Session): 8:20 PM synopses of discussions and decisions made:

- Legal and collection matters discussed
  - Homeowners who receive collection letters from management and ignore them until the attorneys get involved are not helping their cause. Board wants to note to all that it is best to work with management and the board to work things out if they are having trouble... we are willing to help as much as possible however the responsibility is to the members (all 1778 members) which means that they have to be fair to those who pay their assessments – it isn't fair for those who pay to have to carry those who do not. Please make sure that you handle your responsibilities accordingly and in a timely manner. Thank you.

Meeting Adjourned. 8:25 PM