

Minutes

SCHOA Board of Directors Regular Meeting

October 15, 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: 5 homeowners in attendance

Graham Fire & Rescue Fire Chief Pat Dale gave a brief presentation regarding the proposed Benefit Charge that is on the November ballot. Information may be found on the Graham Fire & Rescue website at <https://grahamfire.org/benefit-charge/>

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Motion passed to approve the minutes of the September 17, 2020 board meeting as written.

Officers Reports:

- Vice President – No report
- Secretary – No report
- MAL – No report
- President –
 - A question was raised at the September Board Meeting regarding the process to amend the Supplementary CC&R's of each Phase of Silver Creek regarding parking regulations. The Board received a legal opinion confirming the process to amend these documents. Amendments require approval of 75% of all of Silver Creek, not just the specific Phase (Southridge, Premier, etc.).
 - Greenbelt damage mediation continues with certain homeowners in Grayhawk.
 - Need to move funds from the Operating Savings Account to Edward Jones Time CD's to ensure FDIC coverage for the funds. Board will decide the amount to transfer.

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;	Sept	20%	\$367,728 – 355 homeowners with balances.
	Oct	18%	\$291,978 – 315 homeowners with balances.

- 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 – Oct: 306
- a. Towing/ Parking/Inoperable Vehicle - 126
 - b. Debris/Refuse - 30

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- c. Owners Maintenance - 124
 - d. Trailers / Rec. Vehicle/Boats - 6
 - e. Other - 20
- 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) Out for Bid:
 - a. Security camera installation at gates closest to the clubhouse, CH clubhouse side gate & HB Silver Creek Ave gate. – Waiting for last bid to install poles and dig trenches.
 - B) Current Bids:
 - a. Remove approximately 90-120 trees and stumps along the paved path between the storm ponds near the clubhouse. The roots are lifting the asphalt. – Wright’s Logging \$18,581
 - i. **Board unanimously approved this proposal.**
 - b. Pressure wash and paint over graffiti in the tunnel on walls and walkway. ProEnd Painting provided an estimate of \$7,566.35
 - C) Work in Progress:
 - a. Install no parking signs at common area along alley in Brookfield.
 - b. Sidewalk ramp – painting yellow for better visibility to match county sidewalks.
 - c. Installing “No Trespassing / No ATV’s” signs on storm pond fences.
 - d. Repairing the surfaces of all the tennis and basketball courts and reconfigure one of the tennis courts into 2 pickle ball.
 - e. Install black reflective tape that would not be as visible during the day but would be reflective at night will be placed on the vehicle gate at Ashford to determine how well it works and may then be placed on all gates.
 - D) Work Completed
 - a. Completing the fence around the Premier storm pond and install gates at both ends.
 - E) 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.
 - F) 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. Following up on a few items.

Committee Reports:

1. Budget Committee:

- o No report.

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2. ACC

- Michael Morrey reported the ACC has been busy. Several requests for painting.

3. Committee on Forest Maintenance:

- Completed a drone flyover by a FAA licensed and insured drone pilot. There appears to be an enormous increase in deciduous growth that will need to be addressed. Several trees have been “lollipoped” (stripped to the trunk with a tuft of limbs left at the top of the tree). Not sure how they will fare during the winter.

4. Appeal Committee

- Appeals meeting is scheduled for the third Wednesday of the month which is next week.

5. Security:

- No Report.

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

- The Board approved a maintenance agreement for the security camera equipment through CCTVroom who installed the system.

Unfinished Business:

- Security Camera Policy
 - The Association’s attorney is drafting a policy for the Board to review regarding security cameras.

New Business:

- None

Open Forum:

Questions/Concerns included:

- Some maintenance needs were mentioned including a missing stop sign & street sign at the entrance of Country Hollow Drive and Gem Heights Drive; missing board on a bench at the clubhouse park; the rubberize coating on the picnic table at the clubhouse is wearing away.
- Is there a policy for resetting the violation fine cycle once fines are paid or if there are no violations within a year?
 - There is no official policy of resetting the fine cycle.

Motion to adjourn to Executive Session: 8:35 PM

Recall regular meeting to order (out of Executive Session): 9:05 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. 9:50 PM