

SILVER CREEK

Board of Directors Meeting Minutes

Meeting Date/Time: October, 20th 2022, 6:30 PM

Meeting Location: zoom video

1. Call to order (President) 6:30 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 June, 2022 (most recent board meeting)

Special meeting ratification: On October 12, 2022, the board held a special meeting re: amending the By-Laws to the benefit the association (Silver Creek) as a whole.

Subject: Review language in the by-laws under 6.1 Number and powers, as amended in September 2012. (Current language as amended 2012):

In order to promote fair representation of all Silver Creek neighborhoods, no more than one (1) member from any one Silver Creek neighborhood (defined at this writing as Ashford, Brookfield, Country Hollow, Grayhawk, Highlands, Hillsboro, Premier, Sterling Ridge, Southridge) may serve on the board at the same time; except in the case where the board appoints a member to fill an unexpired term (considered an emergency appointment) the board may appoint anyone from any neighborhood to the seat.

Motioned; 2nd; unanimous vote to strike out this portion of the by-laws (above) as it does not equally benefit the Silver Creek HOA and contradicts with the HOA CC&Rs. This clause added in 2012 impedes volunteers of larger neighborhoods to volunteer.

3. Board Member Reports

_ Vacant (Treasurer)	<i>no report</i>
_ Wolfgang Riss (Secretary)	<i>no report</i>
_ Joshua (MAL)	<i>no report</i>
_ Mike (President)	

*Management contract with JCHiggins&Associates has ended.

*New contract was signed on 8/25/2022 with REIS

*Earlier this year, the Board of directors, discussed and decided it would be in Silver Creek's best interest to change some wording in the by-laws in order to support the election of volunteers... some of the by-laws are being reviewed by legal.

By vote at special meeting, the verbiage which was added in 2012 will be removed (As stated above)

*Easement repair was concluded in CH.

*Dangerous trees in Ashford were removed.

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*posted on Silvercreekwa.com is an “update member info” button. Management is working on getting all members signed up for the email based AppFolio program (app)

4. Management Report

Darria and Don both spoke introducing themselves – Darria will be the main point of contact for Silver Creek residents. REIS has constructed a business model; once in place the management of the association will be very interactive; REIS will be able to communicate well with members. The software that they utilize, AppFolio, is a very informative and user-friendly program which will make navigating through HOA life very simple and productive for all. They look forward to completing the transition over the next months and welcome inquiries. It will take more time to get all info input as REIS was provided with approximately 400 out of 1776 lots’ contact information – especially email addresses. Management is prioritizing violations to start with enforcement of SC’s Governing Docs. Brown lawns will be ‘let go’ until next spring when REIS will commence tightening up enforcement of lawn care rules enforcement.

5. Committee Reports

- a. Budget and Finance
 - i. Budget complete need a \$50 COL increase
- b. ACC
 - i. Looking forward to getting process rolling with new management
- c. Forest committee
 - i. Committee continues to work to protect and preserve the forest areas
- d. appeals
 - i. last appeals came through in April. Nothing new to report
- e. Security – *no report*

6. Unfinished Business

- * The HOA will perform an initial audit on JC Higgins last 2 years of accounting reports to Silver Creek HOA, if issues arise the board may expand the audit.
- * Field development in its research stage
- *ADA corner in Hillsboro was ordered and authorized by the board
- *Patch hole in asphalt in Ashford was authorized
- *Hillsboro gate repair ordered and authorized

7. New Business

- * Gate inspection and repairs
- * Wolfgang brought up the white birch trees and the issues that they are---many dead trees need to be removed/replaced

8. Open forum (5 minutes)

- a. Jonaks are concerned that many homes have no street trees in several front yards, and several signs need to be replaced, and playgrounds need some attention
- b. Riss mentions graffiti removal necessary (utility boxes, signs tagged)
- c. Morrey garbage cans need replacing

9. Executive Session

- a. none

10. Adjournment 7:25 PM