

## 9/15/09 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, September 15<sup>th</sup>, at 6:30 p.m. Four of the five current Board members were present.

A motion was made, seconded and approved to accept the minutes with the agreed upon changes regarding assessments and Board approvals.

### Management Report

The Manager distributed the Violation and Collection Reports and a couple comments were made about various violations and collection methods. The Board agreed to move ahead with the Personal Judgement process suggested by the Management Company for properties that are past due at an amount greater than or equal to five years of dues.

### Report of Officers

No reports from the Officers.

### Report of Committees

There was no report from the Appeals Committee.

There was no report from the ACC Committee.

There was no report from the Crime Watch Committee.

There was no report from the Finance Committee.

### Unfinished Business

The furniture repairs in the clubhouse have been completed and the President was able to polish the countertop to take out the scratches.

The gates in Country Hollow are in working condition. One of the gates is still in need of repairs that would run approximately \$725. The Board agreed to have the repairs made. Fortunately, the gates have not been hit since the last meeting.

The Board discussed the parking and vehicle traffic issues at the school. The President met with the acting Principal who described the various ways they are trying to help alleviate the situation. The Board agreed to have the President set up a meeting with the school to discuss various solutions to the problem. The Management Company will ask the attorney what rights we have with the easement granted to the school.

Apex seems to support the equation from KPFF in relation to the commercial properties draining into our retention pond. The Treasurer will have the storm water credit information forwarded to the management company so that they can pass the information on to the commercial properties. A motion was made, seconded, and approved to accept the proposal as written.

The backboard should be back to the Association sometime next week at the agreed upon price of \$450. The Vice President will check and see if we could possibly get a second backboard for a discounted price. (The original bid to have the backboard replaced was \$1,100.)

The Silver Point community is looking into what percentage of the maintenance to their retention pond should be covered by Silver Creek. The President informed them that we will need the same information from them that was drawn up for the commercial properties.

The security patrols seem to be working and having the desired effect in the community. With the exception of broken windows at the clubhouse, vandalism seems to be down significantly. The Management Company will get quotes to replace the window.

The Board agreed to go with the \$3.99 frames for the Volunteer recognition certificates. The Board agreed to also include the Clubhouse coordinator in the list of volunteers since she does volunteer work in addition to her work for JC Higgins.

The Attorney suggested we remove the statement relating to being in good standing with the Management Company in order to get ACC approval from the ACC guidelines. The Management Company will remove the statement and resubmit the ACC guideline document.

The Board discussed the amended budget for 2010. The Board agreed to leave the full amount for uncollectable accounts in the budget and show a deficit of approximately \$29,000. The Board agreed that for 2011 additional funds should be included for retention pond cleaning. A motion was made, seconded, and approved to accept the budget as submitted and include it in the mailing for the November meeting.

The Board had a short discussion about the contract with the water company.

#### New Business

Some of the fencing in Premier around the pond is in need of repair again. The Board agreed to have the Management Company let the concerned homeowner know that there is lumber available if they would like to get together and repair the fencing.

The Board agreed to have the Management Company have the e-mail system fixed for a fee of \$95 per hour for approximately 2 hours. The Management Company will need the passwords for the system.

The package door of the mailbox in Brookfield has been broken again. The personal boxes are the responsibility of the homeowner. The Management Company will get a quote on the cost to make the repair. The Management Company will also look into who is responsible for the repairs.

After touring the retention ponds, it was discovered that there are a number of ponds that still need to be cleaned this year. There were beehives that needed locks that have already been taken care of. The stenciling for Sterling Ridge has been absorbed into the same cost of the stenciling throughout the rest of the community. The Board should look into an annual maintenance of the retention ponds instead of a full cleaning every other year.

The gates for Country Hollow and Hillsboro have been put back on the "school schedule" where the gates are open during the heavy traffic times.

Rainier Connect will again host a Christmas party on December 12<sup>th</sup> at the clubhouse this year.

So far, there have only been two people who have expressed interest in the open positions on the Board. To allow for others who may be interested to run, the Board agreed to include the two names we have and let the homeowners know we will also accept nominations at the meeting. A proxy will be included with the mailing for the November meeting instead of a ballot. There will then be a ballot with empty spaces handed out at the meeting to be filled in by those in attendance. The annual meeting will be held at Carson Elementary at 2 pm on the first Saturday of November.

#### Board Forum

There were no further comments from the Board.


Member Forum

A homeowner inquired about the damage to the clubhouse he was being charged for. He also inquired about the six month suspension of their usage of the clubhouse. The Board will discuss the suspension during the Executive Session.

A homeowner inquired about the open positions on the Board.

The meeting was adjourned at 8:16 pm.

Signatures of Approval:

Norm Lawlis (President)   
Katie Royer (Secretary) 