

Minutes

SCHOA

September 19, 2013

Call to Order: 6:30 PM

Attendance:

Bob Schultz
Michael Morrey
Stephen Barndt
Tim Ramsey
Mario Sericolo
Management Company Representative — Don Campbell

Homeowners in attendance: 5

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:

Guests: 5 homeowners – 1 expressed some concerns (& had some questions):

- 1) Repeat of concern from last month--Dirt bikes running along back side of Hillsboro. (*Note Board is looking into the ownership of these areas... we do not believe that they belong to Silver Creek.*)

Minutes: 6:58 PM

Motion made and seconded to approve the minutes from the last meeting; approved.

Committee Reports:

1. Crime watch committee:

- Discussed the progress that they have made with Pierce County Sherriff department trainings and education, plus the work they have done putting together a manual. This committee is very well informed and is doing a good job with its task of helping to keep Silver Creek safe. They ask for official board recognition during their report. **Board steps in and makes a motion to officially recognize this committee and to support them. Motion carries** and they further ask manager to submit the committee's newly drafted paperwork (manual etc.) to the HOA attorney and insurance company.

2. Budget Committee:

- Reported that they would have their final draft ready for the board to vote on at the October meeting.

Officers Reports:

- Treasurer: Budget Committee has been working on the 2014 budget which will be presented to the homeowners in late 2013. Progress reported as good. Still some work to do before the annual meeting...

Management Report:

Violation and Collection 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: delinquency rate is; down from 24% August. To 21% in September

Violation report: 86 letters in August; 146 letters went in July; 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".

Website upgrade: website launched in early September. Anyone that has any photos of SC community activities is encouraged to share them anytime via email: don@jc-higgins.com.

Annual Meeting: Board selected December 12th for the 2013 meeting. Next month manager will have confirmation that the room is locked in for this date and will begin preparing notices and mailing - over the next two months.

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

- None.

Old Business:

- Gray Hawk residents' request for tree topping in the "view corridor" is currently on hold - County review.
- Mailbox repairs started – will be complete in October.
- Board reviewing final drafts of the 'Good Neighbor Policy'. As stated, this will help clarify the legal terminology used in the CC&R's – which at times can be difficult to understand. This will also be the place that the board may – in the best interest of the community – make policies to further govern the HOA.
 - Included in this policy will be a statement regarding the use of temporary A/C units. To date these have not been authorized however the board felt it best to allow these units for the comfort of any homeowner who wishes to use them. As in any HOA, uniformity is important so they have chosen to simply establish guidelines by which they may be used during the summer months. Please watch for the GNP to be published in the coming months.

New Business:

No new business this month.

Motion to adjourn to Executive Session: NONE THIS MONTH

Recall regular meeting to order (out of Executive Session): N/A

Meeting Adjourned. 7:50 PM