

12/15/10 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowners' Association Board was held on Wednesday, December 15, 2010, at 6:30 p.m. Three Directors were present and the Association Manager was present. The two prospective board members were also present. Resignations were received by Board members Lawlis and Royer at the last meeting.

The November minutes were read by the Secretary. A motion was made and seconded to accept the minutes as read. The motion was carried.

Report of Officers

No Officer reports were made.

Management Report

The Manager distributed the Collection and Violation Reports. Collections report indicates no change from the prior report. The Manager indicated the collection process will be discussed more fully at a later time. The Violation report was discussed briefly. The possibility of new landscaping bids was discussed.

The battery backup failure of the Eastwood Ave gate in Hillsboro was discussed. Sutherland gave an estimate of \$2,000 to fix the problem. Mr. Lawlis offered to manually open the gate during a power outage as the other two gates are still functioning. Discussion followed. It was decided not to do the repair at this time.

The Premiere back gate issue was discussed regarding the need to change out the receiver which would require reprogramming all of the remotes. Discussion followed. The Manager will handle complaints from homeowners.

The Manager reported that Silver Pointe has requested Silver Creek HOA comply with the agreement to share the expense of the storm water pond in their area. The Manager has sent a letter to the Silver Pointe HOA requesting an engineer's report to determine the percentages and then payment can be discussed. The expense will need to be budgeted at some point.

Report of Committees

Mr. Lorenz reported the Finance Committee would be changing their meeting date to the 2nd Wednesday of the month starting in January. He also requested the new Treasurer attend periodic Finance Committee meetings. The Vice President suggested all board members should consider attending periodic committee meetings. Mr. Lorenz also reminded the Board that the Reserve will need to be discussed prior to the 2012 budget process. Discussion will be held during Executive Session. Mr. Lorenz reported on the spam emails received by the Board and the efforts to correct it.

The Manager was asked to send the September, October and November minutes to Mr. Lorenz for posting on the website.

There was no other reports from the Committees.

Unfinished Business

The Manager reported on the process for filling the two vacant board positions due to the lack of quorum at the Annual Meeting. A notice will be placed on the website announcing that homeowners have 20 days to request a Special Meeting to elect directors because there was no official election. Once the 21st date arrives, the three existing Board members can appoint replacements. A motion was made to fill the two positions pending expiration of the notice. The motion was seconded and carried. A motion was made to replace the two vacancies with Andrew Chadick and Nichole Weber as elected by the advisory vote at the Annual meeting. The motion was seconded and carried.

The cleaning of the Clubhouse carpet has been set for after the first of the year.

A new vacuum cleaner was purchased for \$206 for the Clubhouse.

The Manager reported on fence repairs from the last storm including a repair that was made by a Sterling Ridge homeowner without prior approval by the Silver Creek HOA. The homeowner has requested reimbursement from the Silver Creek HOA. Discussion followed. There was a discussion with respect to meeting with the Sterling Ridge HOA to discuss mutual issues.

There was a discussion regarding the certificates of deposit coming up for renewal. The Manager was asked to add the issue to the January meeting agenda.

New Business

The Vice President asked the Manager to report on the fence replacement slated for 2011. The Manager reported that the contractor is willing to replace 200 feet at a time to match the existing cedar fence based on the CC&Rs and to not paint the new fencing. The Vice President brought up the possibility of moving some of the funds from the reserve fund into the fencing fund due to raising costs of materials. Discussion followed. Fencing will be replaced based on age, oldest to the newest. The Manager will make a recommendation to the Board based on the budget and the availability of the contractor via email.

The Vice President raised the issue of opening the gates in the event of bad weather. Discussion followed. Mr. Morrey and Mr. Lawlis will open the gates depending on the weather reports.

The Vice President asked the Board members to think about any goals they would like the Board to do for 2011. A community page for the website may be one of the items for further discussion.

The Vice President raised the possibility of a weekend Board meeting once per quarter to allow the homeowners the opportunity to attend on a day off. Discussion followed. It was decided to try a Saturday meeting.

Board Forum

No comments were received.

Member Forum

The current recording secretary indicated a replacement will need to be found by April 1, 2011. No other comments were received.

The meeting was adjourned at 7:30 pm.

Signatures of Approval:

Lavern Peterson (Vice President) _____

Norm McLean (Secretary) _____