

# SILVER CREEK

## Board Meeting Minutes

July 18, 2024

### Call to Order:

The meeting was called to order by the President Michale Morrey at 6:34 PM. A quorum of board members was established.

### Board Members Present:

Michael Morrey	President
Wolfgang Riss	Secretary
Robert Schultz	Treasurer
Tiffany Dotlich	Director

### Board Members Absent:

Joshua McCoy-Redmond	Vice President
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### Manager:

Jari Phillips CMCA, The Management Trust Community Manager was present.

### Homeowner Forum:

5 homeowners were present.

### Minutes:

- A motion was made by Secretary to approve the June meeting. Treasurer second and all approved

### Financial:

- Board approve June Financials

### Committee Report:

- Budget and Finance committee
  - 35 homeowners sent to the collections attorney
  - Waiting on budget to be created for review by management.
- ACC Committee
- Security Committee

### Board Report:

- There was a bid approved to pressure wash the sports court. Was approved while under REIS management but wanted to wait till after the 4<sup>th</sup> of July. President and Management to work together to get this scheduled
- Board President would like the board members to consider the proposal for a parking enforcement contract.

# SILVER CREEK

## Management Report:

- TPU should be coming out to inspect the junction box repair. Delay due to the fact wrong permitting was pulled. That has been corrected and is now back on track.

## Action Outside of Meeting

- Secretary motions to ratifies decisions made concerning appeals for the month of June. Treasurer seconds and all approve

## Unfinished Business:

- Board would like to have options on cost between play chips and the recommended tiles from all vendors.
- Street sweepers and in process of being scheduled. Will know next week when scheduled date is.
- Outage map – Have tried following up with the vendor with no response.
- Rules – Attorney made some suggestions on the rules. Management will adjust the drafted rules accordingly and will send to the board for approval.

## New Business:

- Homeowners have concerns about fireworks. Board suggests doing a committee to find solutions to some of the issues.
- Secretary motioned the following collection plans accordingly. Treasurer seconded and all approved
  - Owner 54763261718 fee waiver for \$75.35 approved
  - Owner 54763261861 fee waiver denied
  - Owner 54763263176 fee waiver denied
  - Owner 54763261758 fee waiver denied
  - Owner 54763263034 fee waiver denied
  - Owner 54763261790 fee waiver denied
  - Owner 54763263045 fee waiver denied
  - Owner 54763262794 to proceed with foreclosure lawsuit
  - Owner 54763263300 request to have the \$100 of clubhouse deposit refunded is denied due to the clean up that was needed.

## Adjourn:

A motion was made by President to adjourn the meeting at 8:50 pm. Seconded, carried unanimously.

## Next Meeting:

The next meeting of the Silver Creek HOA will be August 15, 2024 at 6:30 pm via Zoom for Board meeting.

# Silver Creek Homeowners' Association

## FINANCIAL REPORT

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### THE MANAGEMENT TRUST

19820 North Creek Parkway, Suite 101 • Bothell, WA 98011 P: (425) 897-3400 F: (425) 897-3401  
950 Broadway, Suite 406 • Tacoma, WA 98402 P: (253) 472-0825 F: (253) 472-0628  
E-mail: [thetrustwa@managementtrust.com](mailto:thetrustwa@managementtrust.com) • Web: [www.managementtrust.com](http://www.managementtrust.com)

# Silver Creek Homeowners' Association

## COMMITTEE REPORT

### Budget and Finance Architectural Security

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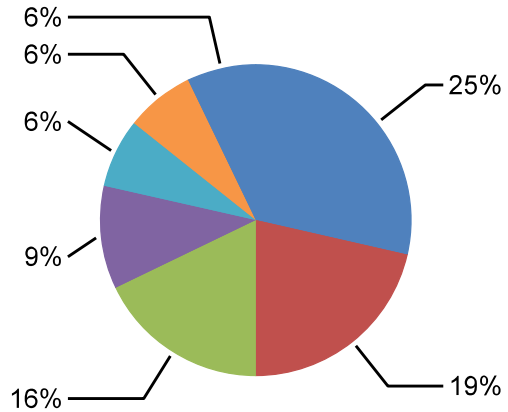
# SILVER CREEK ASSOCIATION

## ARC Report - Detail for 7/1/2024 - 7/31/2024

### SUMMARY

<b>ARC Owner Response</b>	<b>1</b>
Landscape Change	1
<b>ARC Review Pending</b>	<b>15</b>
Driveway	1
Landscape Change	1
Landscaping	3
Other	1
Paint	4
Pergola	1
Roof Replacement	1
Shed	3
<b>Closed Due to Aging</b>	<b>1</b>
Paint	1
<b>Complete - Approved</b>	<b>9</b>
Landscape Change	3
Landscaping	1
Paint	3
Roof Alteration	1
Roof Replacement	1
<b>Complete - Denied</b>	<b>2</b>
Exterior Structure	1
Landscaping	1
<b>Request More Information</b>	<b>2</b>
Landscaping	1
Other	1
<b>Void</b>	<b>2</b>
Fence	2
<b>Total</b>	<b>32</b>

TOP DISTRIBUTION BY TYPE



■ Paint   
 ■ Landscaping   
 ■ Landscape Change   
 ■ Shed  
■ Roof Replacement   
 ■ Other   
■ Fence

### Void (Total Count = 2)

- 8603 188th St Ct E  
Bailey Beers  
XN: 21226614 Acct: 54763263063  
Fence - Fence replacement.
- 8603 188th St Ct E  
Bailey Beers  
XN: 21226613 Acct: 54763263063  
Fence - Fence damages need to be repaired

### Complete - Approved (Total Count = 9)

- 18825 Eastwood Ave E  
Ronna Griffis  
XN: 19879576 Acct: 54763262614  
Paint - Request to change the exterior paint scheme on home. Homeowner is modeling the scheme after their neighbor's home.
- 8803 177th St E  
Vincent Russo  
XN: 21111914 Acct: 54763262838  
Paint - Homeowner is requesting to change the exterior paint color to "Keystone Gray". The trim and the garage and front door will remain the same colors.

# SILVER CREEK ASSOCIATION

## ARC Report - Detail for 7/1/2024 - 7/31/2024

18614 86th Ave Ct E  
Taryn Bowman  
XN: 21274348 Acct: 54763263179

Landscape Change - We are submitting a second request for a second tree. We are removing the other tree tomorrow and hope to have this second one removed with it.  
I attached a photo and a blurb as well as the paperwork for the HOA board.

This tree is ON TOP of our incoming water lines, is the SAME type of tree that broke open our piping on the other side and is far too close to our driveway and is risking both damaging our incoming pipes and our driveway.

Please let us know if you have any questions or need any additional information.

I emailed all of this to Amanda as well as submitted here.

18914 93rd Ave E  
Edward Bowman Jr.  
XN: 21272349 Acct: 54763262950

Paint - Repaint home, front door and garage. Our family friend is doing the job so we don't have an exact date as he will be fitting into his schedule when he has time. Request to have the summer to complete job. Picture attached with purple outline is the trim color for the lighter green.

18914 93rd Ave E  
Edward Bowman Jr.  
XN: 21280243 Acct: 54763262950

Landscaping - We would like to freshen up side lawn. Remove small plant in picture provided and circled in picture is where we would like to make changes. Remove small river rock and replace with beauty bark and add concrete pavers so when we step out of our vehicle we don't step into water puddles in the winter and spring.

17826 92nd Ave E  
Severino Atienza  
XN: 21670933 Acct: 54763262538

Roof Replacement - The homeowner has requested to replace their roof using dark grey shingles.

18906 90th Ave E  
Dana Butner  
XN: 21376490 Acct: 54763262542

Roof Alteration - Homeowner is having their roof replaced and they would like to update the color to better match their home, which was recently painted by the approval of the ACC committee.

9012 178th St Ct E  
Dennis McCaffery  
XN: 19933887 Acct: 54763262877

Landscape Change - Put in pathway from driveway to backyard gate. Add edging along driveway.

18005 90th Ave E  
Jeremy Click  
XN: 21006480 Acct: 54763262835

Landscape Change - I would like to plant an Autumn Blaze/Celebration Maple in the front yard. Picture of location attached. Same location we took down the pine tree.

### Request More Information (Total Count = 2)

18106 96th Ave E  
Timothy Klipp  
XN: 21674674 Acct: 54763261795

Landscaping - backyard clean up, cutting or removing the two front shrub

9308 178th St Ct E  
Joy Glenn  
XN: 21159639 Acct: 54763263011

Other - Homeowner is requesting to replace their house numbers on the home as well as the spotlight that will be used as a spotlight for the numbers. The owner has provided the numbers she would like to use as well as an example of the type of spotlight she will be using to illuminate the letters. Picture of current house numbers not provided.

### ARC Review Pending (Total Count = 15)

9115 177th St Ct E  
Chynna Holtman  
XN: 21812881 Acct: 54763262448

Shed - Build a new 12x16 pre cut shed in our backyard on the far left back side of the yard. Will start as soon as it is approved so placing start date at this weekend 07/20/2024 with expectation of build to be completed within a couple days but giving ourselves a week just in case something comes up so estimated end date of 7/27/2024.

8710 178th St Ct E  
Elizabeth Estrella  
XN: 21896452 Acct: 54763261590

Paint - The homeowner did not repaint their shed when they most recently repainted their house, not realizing they were required to match. They are now requesting to repaint their shed in line with regulations.

17735 93rd Ave E  
Annette Burnett  
XN: 21955938 Acct: 54763262148

Other - The homeowner would like to install a sprinkler system in their front and back yards. Pictures included.

18908 91st Ave Ct E  
Traci Inglet  
XN: 21964510 Acct: 54763262769

Landscaping - Sprinkler system