

11/17/10 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowners' Association Board was held on Wednesday, November 17, 2010, at 6:30 p.m. Four Directors were present and a representative from the Association Management was present. The Treasurer did not attend the meeting. The board nominees Chadick and Weber were also present.

A motion was made and seconded to waive the reading and to accept the October minutes as written. The motion was carried.

Management Report

The Management Representative distributed the Collection and Violation Reports. Collections report indicates a 17% delinquency, down from 20% last month. The collection process was discussed. The majority of the Violations were related to parking.

Report of Officers

No Officer reports were made.

Report of Committees

There was no report from the Committees.

Unfinished Business

The President reported the Rainier Connect Santa Party would provide one photo of each child. The email and website indicating the parents would need to take their own pictures was incorrect.

The President indicated he would be delivering the Christmas tree on Saturday, November 27th, and requested assistance with installing from 9:00 to 11:00.

The President asked for any comments regarding the continued open gates at County Hollow and Hillsborough. No comments were made so the issue will be reviewed again at the next meeting.

The President reported on the unlocking of the HOA website. Discussion followed. Mr. Lorenz will be added to unlock the website by December 1st, 2010. The new Board Member, Andrew, will assist with making the website more user-friendly. Discussion followed.

The President reported on the light issue on Country Hollow which continues to be a problem. Repair Works provided an estimate of \$3,169.70 to add two fuses to each of the 23 poles so the problem can be isolated. The records indicate \$26,811 has been spent in the last two years maintaining the lights in Country Hollow and Brookfield that are on Tacoma Power. Discussion followed. A motion was made to have Repair Works add the fusing to the 23 poles. The motion was seconded and carried.

The President reported on the structure constructed in the wooded area between Hillsboro and Sterling Ridge has been destroyed and the area covered over.

The President reported the Southridge fence along 184th that had been stained has been replaced at the expense of the homeowner who had stained the fence.

The President reported the RV that had been stored in Ashford has been removed. Discussion followed.

New Business

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The President reported on damage from the last storm. Two sections of fence and one post are down in Grayhawk directly across from the school. Highlands has two sections of fence and one post down one block north of the school. The homeowner was in the process of making the repair in Highlands. Grayhawk has a loose panel half a block south of the Premiere gate. Hillsboro has a panel down and one panel loose east of the Silver Creek gate. Brookfield has one loose panel, two panels and one post down on 184th St Ct E. Management will be asked to make arrangements for the necessary repairs. The Management Representative will get an estimate for repairs.

The President reported on the low attendance for the Annual Meeting on November 6th. Discussion followed regarding better options for the timing of the Annual Meeting. A decision was tabled until later.

The President reported on the vandalized playground at Sterling Ridge. The play structure was further vandalized while waiting for the bubble panel replacement part. The manufacturer came out and repaired the parts that were broken. They also updated the slide to make it stronger.

The President reported the chain link fence above the tennis courts was torn out. Rainier Fence has made the repairs. One gate was pushed open by a vehicle and had to be reset. The upper hinge was broken. Repair to the gate has been made by Sutherland Security.

The President reported no further communications have been received from the homeowner wanting to set up the Grayhawk Neighborhood Watch.

The President reported the Boy Scout tree pick up has been set up again this year.

The President reported the agreements with Pierce County Sheriff have been posted on the website. The President pointed out the agreements give them permission to come in, but they are not required to if they choose not to come in.

The President reported on three or four complaints by homeowners that the exit gate by the senior home does not work. Tests indicate cars are approaching the gate too quickly. Discussion followed.

The President reported the HOA had received a request to participate in a survey by another HOA. Discussion followed.

The President indicated the vacuum for the Clubhouse needs to be replaced. Discussion followed. A motion was made to spend up to \$300 for a new vacuum. The motion was seconded and carried.

The President officially tendered his resignation to the Board effective after tonight's Executive Session.

Board Forum

The Vice President asked when the Clubhouse rugs had been cleaned. Discussion followed. It was decided to have them cleaned after the Christmas Party. The Management Representative will coordinate bids.

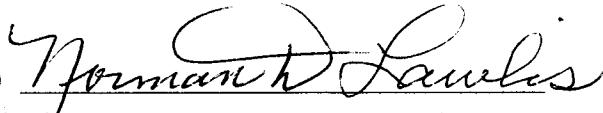
Member Forum

No comments were made by homeowners.

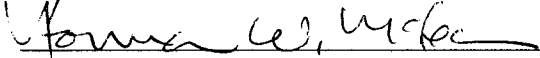
The meeting was adjourned at 7:20 pm.

Signatures of Approval:

Norm Lawlis (President)

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Norm McLean (Secretary)

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