

10/11/10 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowners' Association Board was held on Monday, October 11, 2010, at 6:30 p.m. All five Directors were present and the Association Manager was present.

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

Management Report

The Manager distributed the Collection and Violation Reports. Violations are down mainly due to the end of summer for lawn violations. Collections report indicates delinquency did go down about 2%.

Report of Officers

No Officer reports were made.

Report of Committees

There was no report from the Appeals Committee.

Mr. Lorenz reported on behalf of the Finance Committee. The committee is waiting for estimates for fencing replacement and road resurfacing. Through the end of September, approximately 87% of reported income has been received and expenditures are at approximately 57%.

Unfinished Business

The President reported the Annual Meeting is scheduled for Saturday, November 6, 2010, at 2:00pm at Carson Elementary School in the commons area. The mailing has been sent out. The three pages include meeting notice, candidate bios, the Proxy Form and the proposed 2011 budget. No slide presentation will be presented this year. The agenda will be available at the meeting.

The Vice President asked for a decision regarding how the positions would be filled if there is no quorum at the meeting. Discussion followed. It was decided if there is no quorum and current board members resign, the candidates with the highest number of votes would fill the vacant positions in order of position expiration (highest votes would fill three year position, lowest votes would fill two year position.)

The Manager reported that the two insurance companies he spoke with regarding armed patrols declined coverage. The Manager requested the issue be tabled until the new board is in place. No objections were raised so the issue is tabled.

The President reported the Grayhawke landscaping issue has been completed. The total cost was \$1,169.59. As the cost was under the budgeted amount, a picnic table will be added depending on cost. A vote will be made by email once a quote is available.

The President requested a report on the unlocking of the HOA website. Mr. Lorenz reported on issues with unlocking the website. Discussion followed. It was decided Cameron Lockerby who created the website will be contacted by the Manager about the best method for removing the registration aspect.

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 Manager reported on the cost of cameras for the gates. The estimate for a camera without the additional license plate camera would be in the range of \$7,500 to \$15,000. The license plate only camera would be an additional \$1,200 to \$1,300. Discussion followed. The Manager will check on the possibility of a light to flash if the gate is opened without a code.

The President reported the Gem Heights Drive issue has been completed. The company who caused the problem sent a check. They also added topsoil and hydroseed to the area. The company requested an unconditional release regarding the issue. The Manager responded with a letter letting the company know they are off the hook for the punch list left by the County. The unconditional release has not been signed.

The President reported on the structure constructed in the wooded area between Hillsboro and Sterling Ridge. Green Effects gave a bid of \$450 to haul out the pieces. The alternate method costing \$300 would be to cut up the pieces, use the pieces to fill the hole and then cover with brush. A motion was made to accept the \$300 method for dealing with the structure. The motion was seconded and carried.

The Manager proposed increasing the fee per event for the current clubhouse coordinator. Discussion followed. A motion was made to increase the cost of renting the Clubhouse from \$125 to \$175 per day per event and paying the coordinator \$50 per day per event. The motion was seconded and carried. A second motion was made to start the cost increase effective October 15th for new reservations only. The motion was seconded and carried.

New Business

The President reported on the vandalized playground at Sterling Ridge, originally Sterling Ridge indicated they would have the family whose child caused the damage pay for the repairs. As that has not happened, the glass bubble panel costing \$300 was ordered. The broken part has been temporarily repaired with protective tape until the part arrives. The Sterling Ridge board will be asked to contact the Silver Creek board directly when future issues arrive.

The President reported on the vandalism of the Country Hollow gates. The President and Director Morrey are making repairs or resetting the gates when possible to avoid the service call fees. The graffiti is back on 86th Avenue fence in South Ridge which was cleaned recently. Further discussion was tabled until Executive Session. Due to vandalism and theft of the tire swings, the tires will be marked on the inside before they are replaced.

Board Forum

The Manager reported on the options for repairing or replacing the fences. The Manager received a 200 foot bid of \$3,000 to replace the fence to match the existing fence without painting. The bid for 200 feet would be \$1,050 for demolition and haul away. The Manager estimated \$15.00 per foot. The Manager indicated a way to reduce the cost would be to buy 5,000 feet of lumber at a time for storage at the lumber company which would reduce the cost by \$350 per 200 feet. Discussion followed.

The Manager reported on CD rates for the funds currently held at Viking Bank with respect to the FDIC insurance issue. The issue was tabled until closer to the maturity of the CDs in February 2011.

Member Forum

A homeowner asked to speak to the Board regarding renters with respect to HOA dues. The Board asked the homeowner to wait until the Executive Session to discuss the issue.

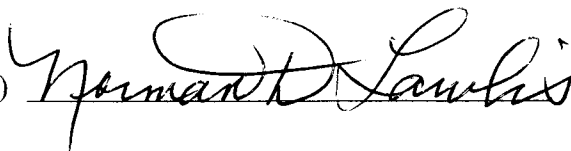
An email reminder will be sent out November 3rd regarding the Annual Meeting.

The meeting was adjourned at 7:20 pm.

Signatures of Approval:

Norm Lawlis

(President)



Norm McLean (Secretary) Norman W. McLean