

# SILVER CREEK

## Board Meeting Minutes

October 30, 2023

### Call to Order:

The meeting was called to order by the President Michael Morray at 6:35PM. A quorum of board members was established.

### Board Members Present:

Michael Morray	President
Wolfgang Riss	Secretary
Joseph Jonak	Director

### Board Members Absent:

Joshua McCoy-Redmond	Vice President
Christopher Miller	Treasurer

### Manager:

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

### Homeowner Forum:

8 homeowners were present.

### Minutes:

- A motion was made by Wolfgang Riss to approve the minutes of the September 21, 2023 meeting. Second, carried unanimously.

### Financial:

- Financials not produced yet due to change in management company. Audit is still happening for accuracy.

### Committee Report:

- ACC Committee No report given
- Forest Committee is reaching out to landscaper about some problematic trees
- Security Committee has no reports.

### Board Report:

- Board President is reporting that litigation with prior management is still happening.

### Management Report:

- All items on action list is on agenda
- As of September 30, 2023 159 compliance letters went out to homeowners.

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## Unfinished Business:

- Mailboxes in Premier still need to be completed. There is one mailbox that is being requested to be moved.
- A motion was made by Wolfgang Riss to approve 2024 budget for ratification. Seconded, carried unanimously
- A motion was made by Michael Morrey to have the budget ratification on November 30, 2023. Second, carried unanimously.
- Jari made mention that curb painting in Brookfield should be done. Board agrees and is wanting bids.
- Management made mention that meeting minutes are a chargeable per the contract if they do meeting minutes. Options are to pay hourly rate or see how much it would be to put into contract. Jari to talk to her leadership about numbers for next meeting.

## New Business:

- A motion was made by Michael Morrey to approve the Newman CPA engagement letter for 2023. Second, carried unanimously.
- Board would like more time to review the collection policy created by the attorney
- Board was considering updating the enforcement policy however management does not see anything wrong with the current one. They are choosing to leave it as it is.

## Next Meeting:

The next meeting of the Silver Creek HOA will be November 30, 2023 at 6:30 pm via Zoom for budget ratification.

## Adjourn:

A motion was made by President Michael Morray to adjourn the meeting at 8:36pm. Seconded, carried unanimously.