

09/15/10 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowners' Association Board was held on Wednesday, September 15, 2010, at 6:35 p.m. All five Directors were present and the Association Manager was present.

A motion was made to accept the August minutes with the exception of one correction on Page 2, third paragraph from the bottom, instead of Director, it should read Manager. The motion was seconded and carried.

Management Report

The Management distributed the Collection and Violation Reports. Collections report indicates delinquency did go down from 26% to 21%. Violation report indicates an increase in parking, decrease on everything else.

Report of Officers

No Officer reports were made.

Report of Committees

There was no report from the Appeals Committee.

There was a discussion regarding a portion of the ACC budget to be used for an annual pizza party to thank volunteers. It was agreed that each of the Committees could use funds to pay for one pizza party per year.

Mr. Lorenz reported on behalf of the Finance Committee. There was a discussion regarding estimates needed for fencing replacement and road resurfacing.

Unfinished Business

There was discussion regarding the allocation of bank funds. The Treasurer recommended moving funds to another bank so the funds would continue to earn interest rather than leaving the excess funds with Valley Bank. The Manager indicated there are two CDs maturing in February 2011. Discussion followed. Further information will be researched and decisions will be made at a later date.

The Manager reported there are two more insurance companies who will be providing possible bids regarding insurance coverage for armed patrols. The issue has been tabled until a later meeting.

Directory Morrey brought in samples of rocks for the landscaping issue at Grayhawke. Per Director Morrey, the washed rock cost is \$10.75 per ton and the crushed rock is \$11.75 per ton. Discussion followed. A motion was made to use Corliss Rock, Green Effects for labor and use the washed rock. The motion was seconded and carried.

The President asked for discussion regarding the need for registering to access all levels of the Silver Creek website. Discussion followed. A motion was made to unlock the website for a two month trial. It would be relocked sooner if the web administrator notices immediate problems. The motion was seconded and carried.

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 possible structure constructed in the wooded area between Hillsboro and Sterling Ridge. The President made a trip to the area and located the structure. Pictures were distributed to the Board. Green Effects will be asked to destroy the structure and do the clean up.

The President reported on the Southridge post box. The builder has reinstalled the post box.

The President reported the County has issued another citation for noxious weeds in the Country Hollow pond and required ten days to comply. Green Effects removed the weeds, dug out the roots, bagged and hauled three load for disposal. The cost of the work will be prorated with the commercial properties. The cost was \$3,983.99. Green Effects will inspect in June or July and spray as needed.

The President reported the recall replacement bracing kit has been installed on the swing set by the Clubhouse.

The President reported the County required Storm Water Credit Certification has been completed.

The President reported the notice has been placed on the website regarding the Annual Meeting. The mailed notice will be sent out by the end of September.

The Vice President made an apology for comments he made at the last meeting regarding an issue raised by a homeowner regarding Rainier Connect.

New Business

The President reported four Ashford homeowners have hired an attorney to coordinate or force the HOA to build a fence along the west side. Discussion followed. The Manager will discuss the issue with the HOA Attorney. A motion was made to tell the homeowners they can build fences on their own lots, but the HOA will not build a fence along the easement. The motion was seconded and carried.

The President reported Drainco is cleaning half of the storm drains. The drains are pumped every two years so half are being done this year.

The President reported the Rainier Connect ad has been removed from the website front page to a link on the second page. Discussion followed regarding any form of advertising on the front page of the website. It was agreed it would not be allowed.

The President reported a new clubhouse coordinator will need to be located. The current coordinator will stay in place until after the Annual Meeting and has agreed to train the new coordinator. Discussion followed. The open position will be added to Annual Meeting mailer.

The President reported on the Vandalism report. The Treasurer reported the entrance side of the Country Hollow main gate is currently not working. Repairs have been made to two playgrounds and one fence area has been repaired.

Board Forum

The October meeting has been tentatively rescheduled to Monday, October 11th at 6:30.

Member Forum

A representative from Carson Elementary reported the second year of the walking school bus will be starting.

A homeowner reported trees being down across the trail behind Country Hollow. The homeowner also reported on a letter received regarding RV parking has not been updated to reflect the new parking policy. The letter will be revised. Further discussion will follow in Executive Session.

A homeowner asked about reducing the hours the gates are open in Hillsboro.

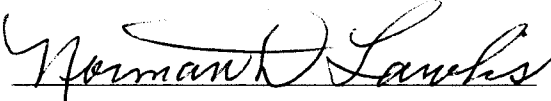
A homeowner asked notices for landscaping issues. The homeowner will be rescheduled for the next Appeal meeting.

A homeowner asked that the Board have more than one person handle the Clubhouse Coordinator position. The Manager will look into make it into a paid position.

A homeowner asked about the RV parking policy.

The meeting was adjourned at 8:15 pm.

Signatures of Approval:

Norm Lawlis (President) 

Norm McLean (Secretary) 