

# Minutes

SCHOA

April 17, 2014

Call to Order: 6:30 PM

## **Attendance:**

Bob Schultz  
Michael Morrey  
Stephen Barndt  
Tim Ramsey  
Mario Sericolo  
Management Company Representative — Don Campbell

## **Homeowners in attendance:** 5

The board (several months ago) changed the previous order of business so that members of the community are able to ask their questions and deliver their comments at the beginning of the meeting rather than at the end so they don't have to sit through the meeting and are able to leave after the member forum if they wish. (Of course they are always welcome to stay and observe if they so choose).

## **Open Forum:**

Guests: 4 homeowners to observe. 1 submitted an ACC application and 1 was a committee member there to make a report

## **Minutes:** 6:45 PM

Motion made and seconded to approve the minutes from the last meeting; approved.

## **Committee Reports:**

1. **Crime watch committee:**
  - o No report
2. **Budget Committee:**
  - o No report.
3. **Community Events Committee:**
  - o Work continues on Easter Egg Hunt & National night out. Also looking at some movies in the park nights.

## **Officers Reports:**

- Treasurer-Steve makes a point that the 'potential income' in the budget comparison is optimistic. It's what the HOA would collect only if *all* homes paid (no delinquents). And he would like to see more money moved into reserves. Manager informed that report is a budget comparison only. (other reports can show more realistic forecasts)

## **Management Report:**

- Violation and Collection Reports are emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members are asked to let us know if they want paper copies at the meeting.
- Collections report: delinquency rate; down from 30% in March to 25% in April. While amounts owed as a total is high, the percentages are looking more optimistic than last year at this same time.
- Violation report: 83 letters in March; 94 Letters went in February; the violation synopsis report goes onto the website each month so that members can see that they "are not the only one receiving a letter".

**Regular Business:** (items discussed and decisions made between meetings)

- None.

**Old Business:**

- Gray Hawk tree topping proposal- This is still a 'work in progress' - Bob & the homeowner group met with Arborist & County. Still need meeting with Bio-Engineer to determine density before this could move forward.
- Board will be looking into ACC Guidelines to adopt which would ensure continuity for ACC decisions over long term
- "No-Parking" markings in certain areas- Board will continue to discuss this issue. Parking enforcement has proven a tough task... the board and management will continue to work on solutions.
- Brookfield playset- last month approval to get bids. Manager presented options. Motion to purchase and install Rainbow commercial model 42B at a cost of \$5988.00 (plus tax). Seconded and approved. Will be in ASAP.

**New Business:**

- Treasurer brings to the table an idea for "sponsorship of playgrounds". This has been or will be discussed by the budget committee. Idea will be refined and brought back to the board for further discussion.
- John Golling representing the Sterling Ridge Condo Association asked the board if it would consider going back to supplying the services that it once provided to them. President (Bob) asked him to have his board of directors submit a specific written proposal for further discussion by the board. He did caution that the Silver Creek HOA could not collect any reserves for Condo Association common elements per the governing documents and that the maintenance that he was asking for on behalf of SR may not be cost effective for either side. Treasurer (Steve) agreed.

**Motion to adjourn to Executive Session:** 7:15 PM

**Recall regular meeting to order (out of Executive Session):** 7:45 PM (synopses of decisions made)

- Board decided to move forward on certain collection actions regarding several homeowners who have rather high past due balances as recommended by management. This includes one home on which they will do an assessment lien foreclosure.

**Meeting Adjourned.** 7:55 PM