

Minutes

SCHOA Board of Directors Regular Meeting

April 19, 2018

Call to Order: 6:30 PM

Attendance:

Michael Morrey

Laura Bailey

Tim Ramsey

Management Company Representative: Don Campbell

Homeowners in attendance: 20 homeowners in attendance

Open Forum: *Questions/Concerns raised included – Most owners present live in Premier. One homeowner received a letter about parking in their driveway blocking the sidewalk. Several people had concerns due to the size of the driveways as installed. Board commented that they would look into it however the style of concrete does not mean that the pads are driveways as opposed to sidewalks. Board will review property lines, easements, and ADA regulations regarding blockage of sidewalks. Results will be either sent to the owners in Premier or posted to the official website (www.silvercreekwa.com)*

Minutes: 7:15 PM

- Motion made by Tim; seconded by Laura to approve the minutes of the March 15, 2018 board meeting as written. Vote to approve the minutes; 3 yeas. *Motion carries unanimously.*

Officers Reports:

- Secretary – *none.*
- President – *none.*
- Treasurer – *none.*

Management Report: Violation, Collection and others 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.

1) Collections:

A) Delinquent Assessments; March 24% (\$448,675.72 (425 of 1,776 homeowners past due); April 18% (\$399,506.82 (322 of 1,776 homeowners past due).

- a. This takes into account only the ‘first half’ pmt being past due after the 31st of January
- b. For a short period; because of the aggressiveness of collections, the dollar amounts go up (against the uncollected accounts) but the number of delinquent homeowners continues to steadily decrease as they pay off their balances (sort of working a curve that will go down the other side soon).
- c. collected almost \$50K this month

B) Delinquencies (and dollars past due) are working their way down as every year - additionally Atty. has collected on many accounts and continues to work on others – report attached.

- a. Large balances paid this month were over \$16,000

2) Violations:

A) Letters sent – March – 127__ April – 174

- a. Letters ordered by board sent out as they are received and added to totals

3) Financial: Statements are emailed to board members by the 10th of each month for review, then the specified collection report is sent around the board meeting for more detail. Questions? Just email me.

- 2016/2017 Audit will be done same time. May

4) Maintenance:

A) Bids -

April 19, 2017

Minutes

- obtaining gutters and roof on clubhouse inspection and bid - cleaning or repairs
- Southridge play set (replace?) see book
- Bark – bid for clubhouse area only (so far)
- HB C.L. fence end cul-de-sac bid attached. Decide add behind wood fence?

D) Ponds – Cleanup now three times a year. First one's happening now... May 8 & 9 County will do annual review THEN final inspection set for July on GH and PR final 2 outstanding items for Storm water Credit.

5) Misc.

A) Grayhawk abandoned house – Note: judicial foreclosure-still in progress. Community Liaison deputy Johnson has spent considerable time pressuring the county (code enforcement) and there is some traction. House was boarded up heavily and completely by Wells Fargo and or their maint. rep.

Committee Reports:

1. **Crime watch committee:**

- **None**
- Officer (advisor) report: As a reminder - car prowls and home break ins are on the rise suggest be vigilant, get to know your neighbors, close your garage doors at night, remove all valuables from cars and Lock your doors

2. **Budget Committee:**

- **No Report**

3. **Committee on Forest maint:**

- **No Report**

4. **Appeal Committee**

- Four Appeals requested for this meeting. The committee will meet with whoever has shown up in the next room and report back to the board their recommendation.

5. **ACC**

- 0 requests reviewed (0 approved - 0 denied)

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

- **None**

Old Business:

- Gates: pedestrian gate hinge/closer improvements are approved for Ashford, Grayhawk, Premier and the rest of Hillsboro

New Business:

- **None**

Open Forum: *Moved to Top of meeting for this meeting only. Plan to move O.F. back to this, its regular spot in the agenda, in the May meeting*

Motion to adjourn to Executive Session: 7:45 PM.

(Exec starts 7:50 PM)

Recall regular meeting to order (out of Executive Session): 8:05 PM synopses of decisions made:

- **Legal and collection matters discussed**
- **Violation matters discussed**
- **No decisions made**

Meeting Adjourned. 8:15 PM