

Minutes

SCHOA

December 17, 2015

Call to Order: 6:30 PM

Attendance:

Bob Schultz
Michael Morrey
Tim Ramsey – Tardy (excused)
Mario Sericolo
Management Company Representative: Don Campbell

Homeowners in attendance: 2

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:

*Homeowners from Grayhawk came to discuss 'slide issue on the hill side area of the Community Park. The board plans to review this as a project. The board, in the future, will review with experts what is needed to insure the hill side remains stable. This must be done in a fashion that will be in the best interest of Silver Creek Community as a whole.

*Homeowner from Brookfield thanked the board for having the speed bumps installed and asked the board to consider a couple more in the 97th and 186th area.

Minutes: 6:35 PM

Motion made by Mike; seconded by Mario to approve the minutes of the November 19, 2015 board meeting as written. Vote to approve the November minutes; 3 yeas.

Committee Reports:

1. **Crime watch committee:**
 - o Santa Patrols went very well. PCSD is grateful for all the donations made – many people will be helped with the money.
2. **Budget Committee:**
 - o No Report
3. **Community Events Committee:**
 - o Holiday Event Dates are posted on the SC Website...

Officers Reports:

- o None

Management Report:

- Violation, Collection and other 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.

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- **Collections report:** Delinquent Assessments down from Nov. 15% (approx. approx. \$355,000 past due) to Dec. 12% (approx. 338,000). Approximately \$18,000 collected in the last month.
- **Violation report:** Oct.150; Nov. 95 letters sent -- 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".
- Pond Maintenance -- Green Effects finished the pond maintenance. Aadvanced Septic will make any repairs to the ponds as required by County.
- Final perimeter fence replacement bids are in process.
- Receiver at Premier back gate: Bob will capture codes and have Larry make this operational soon.
- Update on Annual Meeting and Election info - Election process: The By-Laws outline procedures for the mail in ballot election of board members. This is in process now. (Also the 2016 budget vote):
 1. mailed ballots Dec 14, due back at auditor office by Jan 14
 2. budget ballots mailed counted –announcement for meeting 2016 Budget ballot deadline was Dec 11. Budget is NOT rejected – 57 approve; 23 reject; 3 “non-votes” (it would have taken 889 NO votes to reject) SO it is “approved” by the membership
 - 3.The Annual Meeting is scheduled for Jan 19 at Carson. We will send notice Jan 4/5 or before
 - election results expected as a report from CPA by meeting to announce at meeting

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

- None.

Old Business:

- Streetlight issues: repairs and replacements completed.
- Brookfield Monument –installed

New Business:

- Notice received about the commercial lot that is known as the “church site” (phase 11 of the SC plat). It is posted on the website for review. A public hearing is scheduled regarding the potential development of that lot.

Motion to adjourn to Executive Session: 6:55 PM

Recall regular meeting to order (out of Executive Session): 7:40 PM synopses of discussions and decisions made:

- Legal and collection matters discussed

Meeting Adjourned. 7:45 PM