

## Minutes

SCHOA

July 18, 2012

Call to Order: 6:30 pm

### **Attendance:**

Member at Large - Pete Newcomb

Secretary – Norm Lawlis

Treasurer - Nichole Weber

Vice President – Lavern Peterson

President – Bob Schultz

Management Company Representative – Don Campbell

Homeowners in attendance: 0

The board has changed the normal 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).

### **Open Forum:**

No guests at this meeting

### **Minutes:**

Motion to approve the minutes from the last meeting; approved.

### **Officers Reports**

No Reports

### **Management Report :**

Violation and Collection Reports are now being emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members asked to let us know if this method does not work for them and management will accommodate.

Collection report: delinquency rate is 17% in June; down from 20% delinquent in May. Management has implemented some new and more aggressive collection tactics. These appear to be helping – starting to get some to good results.

Violation report: 216 letters in May and 155 letters in June; 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*”.

Fence project: Board is reminded to continue to consider the replacement of the perimeter fence along 176<sup>th</sup> in Premier. Manager hopes that it is getting closer on the Board’s radar as they have received a few complaints recently.

Grayhawk Gate Opticom system: a call from the Fire Department launched a check of the system because they were unable to get the gates to automatically open as they responded to an emergency call this month. *There is a back up Knox Key Box system which they did use to gain access.* It is noted that the HOA has all gate systems (including Opticom devices) inspected and serviced two times per year; no deficiencies were found in the last inspection. The malfunction was caused by some foliage that had grown and was blocking the Fire Truck’s signal. This was trimmed and all are now clear. All Opticom systems are functioning properly. The Board reminds all owners that the backup Knox system is always there for FD and other emergency vehicle access should there ever be a snag again. If you live behind a gate, you are safe... they do have access to you.

#### **Regular Business:**

Discussion about Developer responsibilities in Southridge and Brookfield: Written legal has been received. When the development is turned over to the homeowners, the entire development is turned over. Also, most developers are not in the habit of doing ‘walk through’ inspections with homeowner reps. And when a bank takes back a group of lots from a particular builder and puts them up for sale, the new builder - buyer of the group of lots would not be responsible to finish something that the homeowners thought should be completed. (I.e. the Southridge Park: While the developer installed less than adequate play set (which got vandalized and so was de-commissioned) the new builder would have no responsibility to put that back in... likewise, the HOA is not required to install a playground there either. The Board has the choice to make the best decision for that area-so if the board decides it is too wet there and that it wishes to leave it as is minus the play set, so be it.) And that is just one example. The HOA has no plans to erect or construct anything in the Southridge area. It intends to leave that area as a ‘park’ just the way that it looks now. If any developer/builder wishes to install any playground or other apparatus, they would need to gain board approval and would need to fund such improvement.

#### **Old Business:**

Stormwater Ponds: County inspected “early”. Bob asked for a two times per year bid for pond maint. Motion to continue with present contract for once per year maintenance; approved

Update on School parking issue: Lawyer wrote a letter and sent to the School Board; Still awaiting a response.

Update on Eagle Scout project: None. Norm has not heard from Dustin.

### **New Business:**

- **Street Trees** (the following will be posted on the website ASAP)
  - Questions have arisen regarding 'street trees' recently. These would be the trees that are similar and planted in the '*parking strips*' (the grass area between the sidewalk and the street in front of your house) and which line the streets... They are not planted through the entire community but do exist in several neighborhoods. The Board has noted that the maintenance of these trees is the responsibility of the homeowner whose lot they exist in front of. These trees need to be kept trimmed as to allow clear passage of pedestrians and vehicles. They may not be removed unless there is a legitimate problem with them, and any tree removed would need to be replaced with an approved species. Board permission would need to be granted to make any changes so if you have a disease or rot issue or something along those lines with your tree, please get in touch with the board in writing [hoaboard@silvercreekwa.com](mailto:hoaboard@silvercreekwa.com) and the board will take it under consideration and advise accordingly.
- Community Center parking lot: Motion made & seconded to get parking lot restriped. This project will include adding a second Handicap stall next to the existing one in front of the building. Also to add standing signs in front of these two stalls so that they are clearly identified; approved.
- Request was received from a homeowner in Grayhawk regarding making one side of the street a fire lane. Board discusses and decides that painting fire lanes is not a viable option. They have consulted with an Assistant Fire Chief of a major F.D. in the area. The professional opinion is that these are not required, and are unenforceable on the private roads.

Motion to adjourn to executive session; approved.

**Meeting Adjourned.** 7:20 pm