

Minutes

SCHOA

March 19, 2015

Call to Order: 6:35 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: 6:40 PM

Guests-- Five homeowners attended the meeting to observe. Question was asked about the condition of an abandoned house in Grayhawk. The board and management are aware of it and are in the process of identifying and notifying the current owner (bank) of its condition and will work toward forcing clean up.

A homeowner also asked about a "resident info meeting" regarding the pruning project and hill stabilization in the community park area between Grayhawk and Country Hollow. They were informed that the board did not want this presentation done.

Minutes: 6:41 PM

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

Committee Reports:

1. **Crime watch committee:**
 - No Report
2. **Budget Committee:**
 - No Report
3. **Community Events Committee:**
 - No Report

Officers Reports:

- Treasurer: Discussed 2014 Expenditures and Reserve accounts. According to his records and calculations the HOA has about \$610,000 in reserves at the start of 2015. Steve suggests that this is nowhere near enough money saved if, for example, we would need to do a lot of road repairs. Suggests the HOA and BOD continue to look heavily at the future and consider dues assessment increases each year.

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.

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- **Collections report:** Delinquent percentages down from Jan. 37% to Feb 29%
 - This time of year after billing, a spike in delinquencies is normal and expected.
- **Violation report:** January 69 letters sent; February 90 letters -- 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:

- Country Hollow Gate repair project-
 - Replacement of two receivers and purchase of 600 remotes was approved at the last meeting.
 - Parts are on order - and are taking longer than originally expected – board/management will keep Country Hollow owners posted as time dictates. When the repairs are done and as remotes need to be disbursed, communication will go out. (note please monitor the official website at www.silvercreekwa.com for announcements – and watch your mailboxes for further information).
- Tree pruning project- Bob discussed the community park – slope stability, vegetation etc. It was decided that the request for pruning will be addressed separately from the slope stability issue as reported by the geo-tech analysis. A motion was made and approved (4 yes, 1 abstain vote) to separate these two issues and deal with them individually.
 - *Slope stability* issue is tabled until further info can be obtained and decisions on how to pay for any necessary changes.

New Business:

- Parking issues in Southridge and Highlands (around school) were discussed. It was determined that more talks need to be held in order to make any progress on this issue.

Motion to adjourn to Executive Session: 7:55 PM

Recall regular meeting to order (out of Executive Session): 8:15 PM synopses of decisions made:

- Confirmations that several homeowner fines discussed will be upheld (following HOA policy)

Meeting Adjourned. 8:20 PM