

Minutes

SCHOA

May 16, 2012

Call to Order: 6:31 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: 3 Homeowners present

Guest Eagle Scout Candidate Dustin Finley

Bob mentions to the homeowners that 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:

Mario Sericolo: Homeowner from Hillsboro commented on the new fence at the end of Silver Creek Ave. (he lives near it) Likes having it there and appreciates the repair due to damage caused by kids climbing over it and beating on it to gain access to Silver Creek. Agrees that it is important to keep motor vehicles (ATV's etc.) and agrees the fence design will do that.

Dustin Finley from Boy Scout troop 502: Proposes plan for his Eagle Scout project. He would like to construct and install signage for the walking trail around Silver Creek. Board likes the idea and will discuss it in New Business later in this meeting.

Minutes:

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

Officers Reports

Treasurer Report; Nichole notes that she is a little concerned about water and power costs so far this year. She states that they are up a little from last year. Some questions about the financial reports and 'invoice coding' – Management explains that they already break down the expenses by component and by individual neighborhood where applicable. Told her that upon request we can certainly provide a breakdown as needed.

Management Report :

Reports – we will try emailing reports to board members rather than bringing expensive copies to meetings, and so that board members will have a chance to preview them. Board members asked to let us know if this method does not work for them and management will accommodate.

Collection report: delinquency rate is 31% in April; down from 36% delinquent in March in. Management has implemented some new and more aggressive collection tactics. They find that these are helping in other communities and will begin using them in Silver Creek – looking forward to good results.

Violation report: 72 letters in March and 151 letters in April; 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: replacement of the original perimeter fencing (surrounding Highlands, Greyhawk and the front of Premier) is complete including staining. Buchanan removed the dilapidated fence in front of the County retention pond (Tract F) along 176th - in the back of Premier. Also repaired the back perimeter fencing – missing boards etc. both along the perimeter line and in front of the swale area along 88th Ave E (Tract G). Hillsboro new perimeter fence has been modified as approved. The main intent of this fence was to keep vehicles such as quads, motorcycles etc. out of the neighborhood. Once solid fence was installed, pedestrians immediately began destroying the new fence and also walking around it through Silver Creek homeowners' yards to enter the community anyway. So Board decided rather than continually spend repair monies on the fence and to curb the new trespassing problem that it created, Board approved a modification to allow walking traffic access.

Playgrounds; safety chips have been replaced.

Ball Field Damage: Landscaper re-surveyed the area of ruts created by vandalism and the turf is still too wet to repair. This will be done as soon as weather allows enough drying of the soil. Vandal was caught and management collected payment from them for the eventual repair.

Gates: Semi Annual Maintenance was completed April 30. Some recommendations were made and once management receives bids we will pass them to the board for review.

Streetlight wire theft in Country Hollow and Brookfield: repair work started today. Manager will keep residents informed via silvercreekwa.com announcements.

Old Business:

None

Regular Business:

Nothing voted on via email between meetings.

New Business:

- Eagle Scout Project discussion:

Mr. Peterson made a motion to ok the project and to assist funding of the Eagle Scout project proposed at this meeting. Moved that Silver Creek HOA match funds ½ of what Scout collects from other sources – up to \$300. (i.e. if the scout raises \$600 HOA would pitch in \$300 toward supplies); Later amended to state Board to give final approval to art work/design and locations of signs for the project.

Vote taken: approve Eagle project (based on the amended motion above including matching funds): 3_in favor, none opposed, 1 abstain; motion passes as amended.

Mr. Lawlis is assigned as project liaison

- Retention ponds modification presentation:

Susan Stuart presented a proposal to modify the retention ponds; based on a Thurston County project utilizing native plants rather than grass in the storm water ponds. Ms. Stuart is looking for board to allow her to use Silver Creek for her final exam project for her Horticulture degree. She believes that this type of change will save the association money. Board will need to analyze information as it comes in from Ms. Stuart to determine if this project is viable for the HOA to consider moving forward.

- Discussion about Developer responsibilities in Southridge and Brookfield:

Manager asked to obtain opinion from Bryce Dille regarding whether or not developer holds any responsibility in any part of Silver Creek anymore, or if the HOA was 'turned over' to the homeowners completely, and where the line is in this situation.

Motion to adjourn to executive session; approved.

Meeting Adjourned. 8:15 pm