

Minutes

SCHOA Board of Directors Regular Meeting

May 18, 2017

Scheduled Call to Order: 6:30 PM

Attendance:

Bob Schultz
Michael Morrey
Laura Bailey
Phillip Durben
Management Company Representative: Don Campbell

Homeowners in attendance: No homeowners in attendance

The board (some time 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: No homeowners in attendance

Minutes: 6:35 PM

Motion made by Laura; seconded by Bob to approve the minutes of the March 15, 2017 board meeting as written. Vote to approve the minutes as written; *4 yeas. Motion carries* * (the April 20 meeting was informational only as there was no quorum therefore there was no need for approval of the "notes" that were taken)

Officers Reports:

- 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.

- **Collections report:** Delinquent Assessments April 15% (\$353,907.44 past due); May 11% (\$324,483.39 past due);
 - delinquencies (and dollars past due) are working their way down as every year as the months roll - increased in February as usual because as of 1/31 any first half remaining unpaid balances show delinquent.
 - Approx \$29,000.00 was collected over the month
- **Violation report:** Letters sent April – 34 -- May – 123.
 - Additional letters as ordered by board are all in process sent out as they are received
- **Maintenance:**
 - County required repairs to all storm ponds are still ongoing – met with Rondi Felton and we are all on track to finish these by September so that we will be on track with the county for compliance continuation or reinstatement to the storm water credit program.
 - New play set installed last week in CH
 - Bid to redo area (to 'clean up' and to hold chips--\$--\$5800) **TOO high will get someone else
 - Monuments
 - brick mason has seen and will be started on repairs soon...
 - painter ready to touch up the monument signs as needed
 - Bids for street sealing – still obtaining these

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- **Misc:**
 - Garage Sale is next weekend - June 2nd, 3rd, 4th – **Board advised manager that gates should be programmed to be open from 8 – 5 all three days – (note this will only be the main remotely programmable gates).**
 - Parking/Towing – Parking/Towing – have a signage plan for Brookfield (& curb painting) this is a \$5,000+ project. *(Note - Board decides to scale down to stenciling only possible add signs in later after they re-look at this test area)*
 - George may be dropping the patrols job we may need to search for replacement

Committee Reports:

1. Crime watch committee:

- **None**
- Officer report: Deputy reported that the few “homeless” camps in the forest areas appear to still be vacant. (note - crews will be in this Saturday to again remove any debris left by the “campers”)

2. Budget Committee:

- **No Report**

3. Special Committee on Common Area Forest issues:

- Bob reported that the Forest Management Report that was ordered has been received back from Washington Forestry Consultants, Inc. The overall findings are that there is quite a bit of “laminated root rot” (diseased trees) in a lot of the forested area. This will require a certain number of trees to be removed, where the situation has caused a safety concern, followed by re-plantings. For more details please check the projects page of the website located at www.silvercreekwa.com. Updates will be posted there as often and as soon as they are available. The rebuilding process will take place over the next several years as budgeted and will be overseen by county officials as they see fit. Board is discussing having a special meeting of members at a point to dispense info.

4. ACC

- **No Report**

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

- None.

Old Business:

- None.

New Business:

- The association intends to more frequently post information, regarding several projects that are continually in process around the development, on the official Silver Creek website so that homeowners can obtain details and status’ of those projects. Please log on to www.silvercreekwa.com and look for the projects tab.

Motion to adjourn to Executive Session: 6:55 PM

Recall regular meeting to order (out of Executive Session): 7:25 PM synopses of discussions and decisions made:

- Legal and collection matters discussed
- Violation matters discussed
- Mgr commissioned to send a letter to all homeowners whose lots abut a (common) forest area or greenbelt – informing them that IF they have encroached -intentionally or not- on to common area property; they will need to retract their property back to its original line or the HOA will have to move forward to reclaim its land.

Meeting Adjourned. 7:45 PM

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