

## Minutes

SCHOA

November 16, 2011

Meeting Begins: 6:30 PM (*Andrew & Michael state they show 6:28 on their clocks*)

### **Attendance:**

President: Lavern (Pete) Peterson

VP: Mike Morrey

Secretary: Andrew Chadick

Treasurer: Nichole Weber - absent

Manager: Don Campbell

**Minutes** from October 2011 meeting are read. One correction need to insert “and lunch deliveries” in the use section referring to what the school agreed to in exchange for the easement they received. *With this small change - minutes approved.*

### Board member Reports:

Secretary: Went into the election process sort of blind about how the whole process works. Wants to call into question some processes that the management company uses and that the board has accepted as law, about how the voting process works. There could be some things that could be considered questionable in our voting process which might put the HOA & management company at risk. He wants to address these and in the interest of protecting the Association wants a formal audit of the election, the proxy voting process, and have it audited by a third party legal profession who is skilled in auditing homeowner association processes.

Lavern inquires as to what Andrew is saying happened... specifically – what is the problem with the election.

Andrew’s reply: Things that came up in question are: what is the policy for handling all votes? What are the policies for handling proxy votes? What happens to unassigned proxy votes that are simply sent in to get a quorum? What happens to assigned proxy votes and how does the management company handle them before the elections? What is the process of notifying candidates that proxies have been turned in with their name on them? How many proxies were sent in unassigned? How many were sent in assigned? What were the grand totals of all? Since we don’t have a written process for all this he thinks the process should be audited to make sure it is fair and reasonable for transparency reasons. Moved by Andrew, seconded by Michael to have this audit done. Motion passes 2-1 Lavern dissents as he does not believe money needs to be spent on this.

## Management Report

Note: The preparations and executions of the annual meeting necessarily consumed all of our management time since mid October. With the exception of one or two emergencies we focused solely on this project with agreement from the board. Understandably, several projects did not get any attention during that period of time. These will be resumed now and have restarted on several. Thank you for your patience.

*Collections Report:* Delinquency % remains at 20.

*Violations Report:* Comparison with the previous months, September we had 68 letters go out, October 42. We usually see numbers go down in the winter time, which is normal and also good.

*Financial Report:*

The Reserve study- Association reserve has been on site and has communicated with management and are in the process of compiling information for the reserve study and will continuing doing so, remember the turnaround time is about 8 weeks from start. As management we again highly recommend that no money be spend other then finishing of the fence and emergencies until this is complete.

*Budget comparison report:* One change has been made; we have moved the fences expenditures on the October report from category 6410 to 6415 because, 6415 strictly deals with fences, (both categories are for Capital Improvements) Handout given to replace the appropriate page in your Oct. financial report.

*Membership Meeting:* Turn out, only had 40 homes represented and quorum was established only by the 182 proxies. Minutes from that meeting are in the process of being transcribed. Note that the annual meeting minutes are approve by the membership and not by the board and won't go out until the next membership meeting and will not go out until approved at the next meeting.

*Fence update:* Brian & wife just had their first baby and will return to work the last week of November.

*Sidewalks in Hillsboro-* Got three bids and the last two came in higher, so we went with black top solutions. They will put it on their schedule and be out to fix the sidewalks soon.

*Gates:* Country hollow gate is open. The operator gear box needs to be replaced at the clubhouse entrance gate, and is believed to be caused by the pushing (vandalism) of the gate. The repair cost is estimated at \$630.50. That includes gear reducer, output shaft and labor. One problem might be someone is flipping the emergency release handle; can purchase a locking cover which would cost about \$155, the standard is plastic and you flip the cover open and then can switch the handle to open the gate manually. This is for emergency problems but someone is using it to simply open the gates whenever they want. Semi-annual gate inspections have just been completed.

*Tree house:* the week of November 28<sup>th</sup> when Brian is back from family leave, he will be going back there to take it out. Brian doesn't know where it is and wants to meet someone out there so he knows where it is at and what it will take to get it out of there.

*The playground in the Southridge back area:* we are obtaining bids. The wooden playgrounds throughout Silver Creek have been given their tune-ups that we discussed last meeting, they are safe and up and running. However they suggest we do safety check ups on the playground equipment in the spring of each year.

*Tree removal issues in Sterling Ridge:* Green effects looked at it, and agreed that the trees need to be removed, and it is in the green belt, so it is the HOA responsibility. A logging company is also in consideration for the removal of the trees, both green effects and the logging company are the same price and the homeowner feels more comfortable with the logging company. The work would cost \$1500 plus tax. They're removing 3 dangerous trees and we will put them in the wetlands area because according to law, that is where they need to be left. Approved.

Motion to accept the gate fixing costs of approx \$630.50. Approved.

*Annual meeting:* Tally of the votes that were counted with homeowner witnesses. Lavern received 246 votes. Michael received 147. Andrew had 170 votes, Nichole with 69, Kym with 126 and Robert Schultz had 212 votes.

#### **Old Business:**

Child care down at the Community Center. Lavern stated that the board voted on his suggestion to use the community center for child care during the meeting but that Andrew and Michael decided to release it to rent instead. Pete was directed by the board to try and establish day care and when he tried to do that, there was a vote put out through email, without any discussion, without him receiving a phone call saying that you were going to rent out the clubhouse, after Pete was given direction to see about setting up day care at the clubhouse. Michael points out that there was a posting on facebook and there were not big responses to the daycare idea via facebook, but many other people that Pete spoke with were interested in the idea. Pete states again that facebook is not the official communication means of Silver Creek or the Board and that he would appreciate it if they would have communicated with him better rather than just skipping over him after asking him to take on a project. There are concerns from all about the quality of the communication amongst the board members. Manager makes suggestion to not rent the club house on annual meeting day in the future, if you're not going to come to the meeting you shouldn't have the club house open, people should come to the meeting.

#### **Open Forum:**

Activity Ideas: Maybe hosting a pot luck at the club house for Thanksgiving next year for people who don't have families around here. Katherine H. Lives in Country Hollow.

Concerns about crime reported via facebook. Lavern

**Meeting Adjourned.** Approx. 7:10 PM