

Minutes

SCHOA

October 25, 2012

Call to Order: 6:34 PM

Attendance:

President – Bob Schultz

Vice President – Lavern Peterson—(Absent)

Treasurer - Nichole Weber

Secretary – Norm Lawlis

Member at Large - Pete Newcomb

Management Company Representative – Don Campbell

Homeowners in attendance: 1 -- (a Husband and Wife representing one lot)

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).

Open Forum:

- This owner discussed their concerns regarding street parking in their neighborhood. They have a neighbor who is abusing the parking policy and in their opinion is trying to irritate them with this activity. The board agreed to look deeper into their particular situation. Bob will take the lead on this issue. Guests were informed that they were welcome to stay and observe the meeting or could leave if they wanted to.

Minutes: 7:10 PM

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

Officers Reports

No Reports

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 wished to receive paper copies at the meeting.

Collection report: delinquency rate is 22% in September; down from 24% delinquent in August (due to second half billing... this was expected).

Violation report: 177 letters in August; and 78 letters in September 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 perimeter fence along 176th in Premier is now complete.

Recommend that Hillsboro be started soon as we have had several concerns brought to our attention.

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

- Budget and Finance Committee forwarded their recommended 2013 budget to the Board. The board deliberated over email and adopted the budget as it needed to go out in the ballot mailing. It is on the ballot for ratification as of the writing of these minutes. Announcement of ratification status will be made at the December 5 membership meeting by the CPA firm that is counting the ballots.

Old Business:

- Update on School parking issue: District promised to work on better communication with homeowners (other than just school parents) so that they are better informed. Other solutions in the future.
- Seal/repair of streets project is currently being analyzed. Expect a report in the near future and will provide it to the board.

New Business:

- Board moved to start on the replacement of Hillsboro section of the Perimeter fence (along Gem Heights Drive) now as the next section of the long term 'one time' perimeter fence replacement. Manager to dispatch Buchanan and Sons to continue their contracted replacement of the entire community perimeter fencing. Unanimously approved to start Hillsboro as well as repair a small section on the Brookfield side that is currently heavily leaning. *Motion passed unanimously.*
 - Decision to post website to remind homeowners that per previous meeting minutes; the replacement of these perimeter fences is a onetime deal... once replaced the maintenance, repair and replacement becomes each homeowner's responsibility. They are informed of this in the original fence letter that they get but board wants permanent reminder on the website too.
- Motion to sign new agreement with gate maintenance company. Sutherland Security has agreed to hold its prices on maintenance steady for a longer term. Board feels it is in the best interest of the community to accept. *Motion passed unanimously.*
- Motion to sign addendum to management agreement regarding non-disclosure. *Passed unanimously.*
- Discussion regarding damage being done by rumors and half truths that float around social media blogs which have caused much upset throughout the community due to incorrect information being passed around. Board states that it is in the community's best interest to put a stop to the release of official association business via these blogs. Though the board cannot control what people say and how they communicate (nor does it want to do so); it can control the actions of its own members. Motion to approve **Board Resolution** regarding social media policy. Board members are not allowed to disclose or discuss board business on any form of social media. Board business will only be disseminated as approved and, when electronic distribution is needed, **only** through the official Silver Creek website located at www.silvercreekwa.com. Board members who breach this policy will face consequences as outlined in the resolution/policy. *Passed unanimously.*

NO Motion to adjourn to executive session. _____PM

- No business for executive session this month

Meeting Adjourned. 7:55 PM