

## **4/21/10 SILVER CREEK HOA BOARD MEETING**

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Wednesday, April 21st, at 6:30 p.m. Four current Board members were present at the start of the meeting. The Vice President was not present. Also present was the Association Manager. The President let it be known the meeting would be recorded for the purpose of preparing the minutes for posting on the website at a later date. The President requested that any person that might also be recording let it be known to all present. No response was received.

A motion was made to accept the minutes with a few grammatical corrections for the March 2010 meeting and to waive reading. The motion was seconded and approved to waive a reading of the minutes.

### Management Report

The Manager passed out the Collection and Violation Reports. A couple of comments were made about past due accounts. A listing of the violations (without names or addresses) for the month was noted to have been already posted on the website. The Manager made a reminder that the website violation listings were a good way for the Board and community members to be aware of what is happening in the neighborhoods.

### Report of Officers

The Treasurer thanked the Manager for properly categorizing the fences. No other Officer reports were made.

### Report of Committees

There was no report from the Appeals Committee.

There was no report from the ACC Committee.

Mr. Lorenz, reporting on behalf of the Finance Committee, let the Board know there was a March meeting. The Committee has started to discuss next year's budget. They also discussed the second half of the reserve funds best estimate. They expect to have the information ready for the Board to review by June or July. The Finance Committee is walking the neighborhoods to gather information. He then briefly reviewed the financials.

The Vice President joined the meeting at this point.

### Unfinished Business

Two candidates have volunteered to handle the process of Recording Secretary. A brief discussion followed with one of the candidates present regarding the duties. The two volunteers will work as alternates.

The Board had sent out a request for volunteers for the various committees. Approximately 20 responses were received. Meetings were set up with each committee (ACC and Appeals) for the volunteers to attend. Only one person showed up for the meetings. Two of the volunteers who were present indicated they did not receive notice of the meetings. The Board asked them to provide their contact info before they left so new meetings could be arranged. Alternates will be sought for the ACC committee. The Appeals committee had appointed a Vice Chair. The Board has agreed to the appointment.

The Vice President has prepared a draft copy of a manual for possible use by the Country Hollow Crime Watch. The Treasurer has read and approved the manual with a couple of grammatical changes. It will be forwarded to the rest of the Board for review. After a short discussion, it was decided a copy will be sent to Legal. Detailed discussion will be held during Executive Session.

The Country Hollow street light section outage is still being monitored. The President and two residents in the area are working to keep the lights lit until a solution can be determined.

The President made a brief report regarding the response to the website/mass email request to the communities regarding the possible removal of the walking gates. Discussion involved possible alternatives to removing the gates. A resident of Ashford indicated the drive through gate took too long to be repaired. It was explained the gate requires special parts due to the age and it takes longer to repair. The gate is now working. A motion was made, seconded, and approved to remove the lock sets on the walk through gates as they become defective and to table further discussion of removal of the gates if problems continue.

The Ashford gate has been repaired. Three bids have been received to repair the root damage to the sidewalk in Ashford. The repair would involve removing two sections of sidewalk, remove the root and replacing the sidewalk. The bids and repairs were discussed. A motion was made, seconded and approved to accept the \$1,000 bid from Asphalt Patch Systems to repair the sidewalk.

The President updated the Board on the storm water drainage issues raised by the County. The ponds have been completed and the only issue remaining is uncovering the landscaped pond. <sup>BURDEN STREET TIRES</sup> The work will be done when the storm drains are pumped. The County has indicated approval of progress on the work.

The Manager had been asked at the last meeting to contact the Insurance Company regarding coverage of armed patrols. An email was received indicating the Insurance Company will not insure armed patrols. The President indicated that does not eliminate private security as long as they are not armed.

The Vice President will obtain three bids for private security and will email the bids to the Board for email discussion with the hope of starting security in May. The idea would be to have private patrol come in at random times in a marked vehicle.

The President indicated at the last meeting that replacement of the playground equipment be tabled until the Board had time to visit the sites. The President asked for a report and discussion followed. It was decided to discuss replacement as each site warrants.

The President updated the fence replacement issues. It is still a work in progress as far as setting up schedules with the fencing company.

The President updated the request and approval for CPR and First Aid classes at the clubhouse. Setting up classes is still in the works.

The President requested the Board send the Finance Committee any comments for the 2011 budget review as soon as possible so they can prepare for the first draft budget for submission in August.

### New Business

The President updated the community on the few incidents of vandalism throughout the month. The Country Hollow gate monument that was destroyed was rebuilt for \$5500. A bill has been sent to the person who hit the monument. Discussion involved handling collection of the costs. It was agreed to table the discussion to give the person time to pay.

The President asked for discussion regarding posting of flyers and signs which is prohibited by the CCRs. The main issue is community members not removing their signs after the fact. A motion was made, seconded and approved to have the HOA landscaping company remove all signs and flyers from common area property only, as part of their contract.

The President indicated there were problems with the Easter egg hunts put on by two churches. The churches were not aware they needed Board approval for using the facilities. The churches have agreed to seek

approval prior to events in the future. Parking was the major problem due to the volume of vehicles. Discussion involved possibilities for handling parking for these types of events if they are allowed to continue. Further discussion was tabled until the Open Forum session.

The Garage Sale Coordinator was not able to attend the meeting. The President will be in touch with the coordinator regarding advertising and placement of signs. A request was made to ask the coordinator to post the signs a week ahead instead of just a couple days before. There was a discussion involving opening gates for individual garage sales. It was reiterated that the gates can be opened for real estate open houses only at this time.

A request was submitted to the Manager by the Silverpoint HOA to allow their residents to park in Brookfield for one or two nights while the streets in Silverpoint are chip sealed. The dates would be in June for parking in the alley and graveled areas of Brookfield. Discussion involved ownership of the areas, waiver of liability, cost of mailings and security. The Manager will contact Silverpoint regarding the issues and if they want to pursue further inquiry, a meeting will be set with the Silver Creek Board. They will be warned that if they don't meet Silver Creek stipulations, the vehicles will be towed.

The Vice President asked to discuss whether Board communications could be handled mainly via email during the summer. Discussion followed. It was agreed that the majority of business would be done via email including any votes which would be announced at the next Board meeting.

#### Board Forum

No issues were raised.

#### Member Forum

A homeowner suggested for church events, parking should be at the church and they arrange shuttles to the event. The Board indicated they would relay the idea.

A homeowner had questions about problems with the remotes for the gates to Country Hollow. The homeowner was told there are newer remotes available at a cost and to contact the Manager. Another homeowner raised the issue of the costs of having the drive through gates and issues of speeding cars. The Board indicated they are looking at restarting the security patrols. Another homeowner asked about removing the gates and putting in speed bumps. The Board indicated speed bumps are not currently being pursued due to the cost involved and insurance liability issues. There was a long conversation regarding the removal of the gates and the reasons for continuing to keep the gates. The Board stipulated the removal of the gates would require a majority of the homeowners to approve.

Another homeowner asked about the hours that the gates are in the open position. The homeowner asked about having a universal remote for all gates. Another homeowner indicated she did have a remote that opens gates in all communities. The Board indicated there should not be universal access to any gate and asked the Manager to rectify the issue with any remotes allowing universal access.

A representative of the Church Foresquare spoke about the church and its community involvement. He spoke about the parking problems with the Easter egg hunt and agreed to follow any stipulations that may be set for future events if allowed. The church would like to set up outdoor movies for the last Friday of June, July and August. It was suggested that the night be moved from Friday so there wouldn't be a conflict with rental of the Clubhouse. The church would be providing shuttles and port-a-potties and insurance coverage. Discussion included timing and noise level issues. A trial was suggested for June with the church staying in close contact with the Board regarding planning, etc, with the stipulation that any rental of the facility would have priority. It was suggested that a follow-up be done with the homeowners in the immediate area after the event. A motion was seconded and approved to have the June trial event and to follow up with the area homeowners.

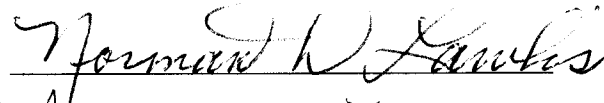
A homeowner asked about setting up Crime Watch in Hillsboro and Silver Creek communities due to recent tire slashing and broken windows. The homeowner also asked if the security patrols would be only for the common areas or would the communities be included. The Board indicated the security patrols would do all areas. The homeowner raised concerns about the noise caused by kids around the Clubhouse late into the night. The Board indicated they hope the security patrols will reduce the problems. The Board referred the homeowner to the Crime Watch referral at Pierce County to get started with setting up Hillsboro and Silver Creek.

A homeowner brought up the issue of parents allowing their children to play in the streets while they sit in lawn chairs watching. The Board indicated they would put a child safety reminder on the website.

A homeowner asked about adding a spring to the walk through gates in Ashford if the locks are removed do the gates will swing closed. The homeowner asked about the house that has a lot of parties. Extensive discussion followed regarding what can and cannot be done about the issues regarding crime.

The meeting was adjourned at 8:45 pm.

Signatures of Approval:

Norm Lawlis (President) 

Norm McLean (Secretary) 