

08/17/10 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Wednesday, August 17th, 2010, at 6:35 p.m. All five Directors were present. The Association Manager was not present.

The minutes for the July meeting were read. A motion was made and carried to accept the July minutes.

Management Report

The President distributed the Collection and Violation Reports. Collections report indicates delinquency increased significantly due to the second half payments being due.

Report of Officers

No 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 reported on behalf of the Finance Committee.

Unfinished Business

The President reported the 2009 audit was completed and no problems were found. The auditor did recommend that the HOA take steps to determine that all funds are covered by FDIC insurance. The Manager has requested that Valley Bank give a report on how to do that. The Auditor provided in writing that the audit fee will not be increased for 2010.

Ms. Simpson and Mr. Frazer, Vice Presidents from Valley Bank were present and provided packets to the Directors regarding options for covering all funds currently on deposit. Ms. Simpson spoke briefly about the possible options with Valley Bank. Discussion followed. The Board will discuss further during Executive Session.

The President reported the noxious weeds have been removed as required by the County. The County has not yet responded with approval of the work done.

The President reported that the Country Hollow light issues are still being monitored.

The President and Vice President discussed the scheduling for the August security patrols. The Vice President will follow up with the Manager and the security company.

The Vice President indicated there has been no further communications from the Country Hollow Crime Watch. They are not an official committee of the Silver Creek HOA and are acting solely on their own.

The President indicated the Manager received one bid from State Farm to cover the HOA for insurance with armed patrols. The new amount would be \$33,292 per year. Raising the deductible from \$500 would only reduce the total by \$305 per year. Discussion followed. The Manager will be asked to get as many bids as possible by the next meeting.

Director Morrey reported on the second outdoor movie night by the Four Square Church. Discussion followed regarding parking issues. The final movie will be August 27th for the series that was approved. It was recommended that additional port-a-potties be obtained.

The President reported on the Rainier Connect barbeque in the yard by the Clubhouse. Discussion followed.

The President reported on the Southridge building progress. The builder will be asked to reinstall the post box before the first residents move in to the homes.

The President reported that Green Effects indicated there would be an additional charge of \$1,200 without shipping and installation to add a commercial-type picnic bench to the area in Grayhawke. Discussion followed regarding other options. Director Morrey will bring alternate gravel/rock options to the next meeting. A motion was made and seconded to ask the Director to get a bid from Green Effects for labor to prepare the area and to install rock provided by another source. The motion was carried.

The President reported the Seattle Times had printed an article listing Silver Creek as the Community of the Month.

The President asked if any of the Board members had looked at the Country Hollow 185th St Ct E landscape issue. Discussion followed. It was decided nothing would be done at this time.

The President reported on the wording changes to the Parking Enforcement Policy to include the fine as well as the towing fee. The website will show an announcement regarding the change to be effective October 1st, 2010. The policy change will be added to the annual meeting agenda. A motion was made to accept the changes to the Parking Enforcement Policy. It was seconded and the motion carried.

The President reported the playground set on 96th has been repaired.

The President reported on the Silver Pointe parking issue. Discussion followed.

New Business

The President reported on the Gem Heights Drive landscape repairs following the installation of the new fiber optic lines. The County Utility Inspector has made note of the problems and will be requiring the company to make the repairs and to pay for the repairs to the irrigation system. The County bond will not be released until the repairs have been made.

The Annual Meeting notification schedule was discussed. The meeting is set for November 6th. A mailing, a mass email and a website announcement for the four open Board positions and requesting bios will be done right away. A motion was made to fill the four open Board positions by the number of votes received with the two highest vote receivers to take the three year terms. The motion was seconded and carried.

The requirement to register for the Silver Creek website was discussed. Mr. Lorenz will be asked if there is a way for homeowners to provide their email addresses for mass email purposes without requiring registration so the issue can be discussed again at the next meeting.

The 2011 Budget was discussed. A motion was made to approve the 2011 Budget as presented. The motion was seconded and carried. The ~~Director~~ **MANAGER** will be asked to include the budget with the Annual Meeting letter.

The President asked that the current 7:00am-7:00pm open hours for the gates to Country Hollow and Hillsboro be continued indefinitely. Discussion followed. It was agreed to leave the gates open as is with a monthly review in case a change is needed later.

The President reported on the Vandalism report. The Vice President suggested checking with the homeowners in the area of the Country Hollow lighting problems to determine if shields need to be placed on lights.

Board Forum

No additional issues were raised.

Member Forum


A homeowner raised concerns that Rainier Connect may be requiring homeowners to present a competitor's cable bill to participate in free events.

A homeowner reported problems she had witnessed in the wooded area next to Hillsboro.

A representative from the church reported on the second outdoor movie night.

The meeting was adjourned at 8:15 pm.

Signatures of Approval:

Norm Lawlis	(President)	
Norm McLean	(Secretary)	