

Minutes

SCHOA August 17, 2011

Meeting Begins: 6:35 PM

Attendance:

Silver Creek President: Lavern (Pete) Peterson

VP: Mike Morrey

Secretary: Andrew Chadick

Treasurer: Nichole Weber

Manager: Don Campbell

Minutes from July 2011 meeting are read.

With a few small typographical changes, minutes are approved by unanimous board vote.

Management Report:

Collections: (Report Attached)

Delinquent percentages have gone up in the month of July because we billed the second half dues and those were not previously reported as delinquent, creating an increase in percentage numbers growing from 16% to 25%. Expected to go down as the year goes on.

- Violations Report:

June 280 letters went out. July 280 letters went out. Landscaping was down by 8 in June, and down by 14 in July.

- Financial Report:

Times CD's that were discussed at the last meeting, were bought the next day. The audit is complete. JCH&A has the final copy in the office.

- Maintenance Report:

Progressing on with Grayhawk's fence and currently at the middle gate. The tennis net has been replaced. Country Hollow's gate needs to be fixed again from the vandalism of cars pushing on the gate; awaiting bid. Detention ponds have all been cleaned and the Country Hollow back pond is being finished. The board needs to make a decision about the sidewalks in Hillsboro. One bid at \$2800, which involves 4 houses. Landscaping in Grayhawk by the gate is done. The sign has been ordered and is going up on the entrance side of the gate and should arrive in a few days. Tow away signs for the school will be put up tomorrow. The new tennis net is up and in service. A new

basketball net is going to be put up soon. The gate control is sitting in a pool of water think due to a Grayhawk homeowner over watering which allows water to run excessively down into the gate control.

Update:

- Playground: Will be re boarded up tomorrow, and the new slide will be delivered on or before Wednesday. The crew will be there to install on Thursday.
- Signs: Bus sign in Brookfield down by the south gate where 97th ave turns into 97th lane.
- For Minutes: Possibly found a lady named Diana from Country Hollow to be recording sec.

Committee Reports:

Budget committee (Katie) Reports that the committee has had meetings and has a budget almost ready to present to the board and that the Treasurer will review some questions with the board later in this meeting so that they can present the final draft proposal to the board next month.

Request by homeowners to talk to the board about issues:

1. Timothy Atkins - Country Hollow - 9516 187th St E, LOT 123: Received a violation letter from management (who received several noise complaints) regarding the business they were accused of running out of their home because of the signs in their front yard. Tim felt he was not in violation because they're not operating a business but a back yard Bible club, which has been happening for the past 5 years, 9-11 am, Monday–Friday for one week in the summer. Tim is asking permission to host the one week bible club in the last week of July. Management Company and asked Atkins to submit a written plan to them to give to the board.
2. John Leek (Renter) - Country Hollow – 18430 95th Ave E, LOT 468: Rented out the clubhouse for a baby shower. There was a huge dispute about the walk through inspection after the party. John was told the cleaning job was not sufficient and the deposit was being held back. John was not happy with his treatment in the matter. He has requested full refund of his deposit. Board to make final decision in a few days whether or not to return his deposit.

Witnesses

Caroline-Country Hollow-John's Wife

Rachelle-Country Hollow neighbor

Kim Knudson- 18430 95th Ave E- (Homeowner)

Both Timothy & John left their name and email with Michael to get copies of the resolutions.

Budget Discussion:

2012 Draft Copy handed to board members. For 2011, tend to be right on target most items but high on sewage. (Sewage is up by 75%). We have put enough money in the budget for the committees, HOA meetings, & community gatherings as requested. *Fixed Asset repairs and maintenance category* has nothing spent yet. The HOA needs to know that 90% of the problems come from vandalism. The playground in Brookfield on corner of 96th Ave E & 186th St Ct E should be the next to be replaced and budget for it will come from fixed assets purchases and replacement (5202). Increase lightning and maintenance and decrease in general repairs. Suggestion to not increase the dues and to cut back a little on spending.

Plenty of discussion around the playgrounds and possible replacements of the remaining units that have not yet been replaced. For now it appears that the board will watch the play sets for safety issues and repair as necessary and will replace as needed...

It is difficult to tell what we need to save for reserves and we need to follow the auditors recommendation to get a new reserve study (asset management plan) completed for Silver Creek. For the 2013 budget period, the committee and management will work together using that plan alongside past expenses to determine how much money to put aside for reserves as well as the regular expense budget.