

## **02/16/11 SILVER CREEK HOA BOARD MEETING**

The regular monthly meeting of the Silver Creek Homeowners' Association Board was held on Wednesday, February 16th, at 6:30 p.m. All five Directors were present and the Association Manager was present.

The January minutes were read by the Secretary. A motion was made and seconded to accept the minutes as read. The motion was carried.

### Report of Officers

Director Weber reported on her meeting with the Association Manager regarding taking over the financial documents from the disbanded Financial Committee. Director Weber reported her review of the documents indicate JC Higgins is handling the financials properly. Director Weber will be discussing the future of the Finance Committee with former Director Royer.

### Management Report

The Manager distributed the Violation and Collections Reports. Violations indicate everything was down from the prior report. Reminders are continuing to go out about removal of holiday decorations. There has been some resistance by homeowners to removing their decorations so the Manager will continue to work with the homeowners to comply with the 30 day removal requirement. Collections report specific will be discussed at the Executive Session. The percentage of outstanding HOA dues is down slightly. The Manager attributes some of that to the automatic payment option.

### Report of Committees

There were no reports from Committees.

### Maintenance Report:

The Manager reported for Mr. Lawlis who was not able to attend. The antenna was replaced on the center gate at Grayhawk.

### Unfinished Business

The Manager reported on the SilverPointe retention pond issue. He sent a letter to the management company for SilverPointe who discussed the issue with the SilverPointe Board. A JC Higgins representative also discussed the issue with Waterford Crossing. A mutual agreement was made between the three Boards (Silver Creek, SilverPointe and Waterford Crossing) to split the costs at one-third each for clean-up and maintenance of the shared pond. The SilverPointe Board will draft an amendment to the existing maintenance agreement which will be submitted to the Silver Creek Board for review and approval. The Manager will review the amendment and send it on to the Board with any recommendations. The final version of the amendment will be recorded with Pierce County. The first bill has been received for storm water signs, initial clearing of vegetation and brush. The Silver Creek share is \$892.00. SilverPointe will obtain bids for the major clear-up costs.

The Manager believes the clean-up of the Sterling Ridge retention pond approved at the last meeting has been completed. He made a note to double check with the contractor.

The President asked where would the funds come from to pay for the planned fence replacement. The Manager recommended the upfront costs should be taken from the Reserves using the funds that have been previously budgeted over several years for the fencing replacement projects. The Reserve (savings account) has about \$383,000 per the January statement. The Manager does not recommend using any of the funds in the Time CDs (currently over \$300,000). Using the Savings Account Reserves will also not touch the Insurance Reserves. A motion was made to use funds from the Savings Account to pay the upfront cost of \$51,038.72 for material costs which includes taxes. The motion was seconded and carried. The President will go to the Management Company to sign contracts for the project.

Director Morrey asked about whether the HOA would reconnect the new perimeter fence to existing privately owned fences or whether the homeowners would need to pay for those costs. Discussion followed. The Manager will confirm with the contractor that he included costs for the HOA to reconnect the fences. There was discussion regarding letting homeowners know they could ask the contractor to make repairs or build their private fences at their own expense. There was also a discussion as to whether the new perimeter fences could be turned over to the homeowners for future replacements and maintenance. The existing policy is part of the CC&Rs so are not currently subject to change.

Director Chadick and the Manager reported updates to the new website. Director Chadick raised the possibility of having a community Disaster Preparedness plan in place that could be available on the website. He also mentioned the availability of seminars to test the preparedness of the community and how to respond in the event of a disaster so a plan could be put into effect. A link will be added to the website.

There was a discussion regarding the use of calendars for the Clubhouse and for Board, Committees, etc, on the website. Director Chadick will create a link to the calendars on the front page of the website.

There was discussion regarding listing the names of Committee members on the website. It was determined no names will be listed per the Committee member preferences.

Director Chadick will be reimbursed for his \$12 payment for the annual website fee.

There was a discussion regarding the Management Company hold a list of the passwords for the Board. It was determined as all Board members have the ability to change the password for any unavailable member, the Management Company would not need to keep a list. There was further discussion regarding the use of passwords within the website.

### New Business

The Manager reported on vandalism and destruction of the spiral slide next to the Clubhouse. The estimate to replace the playground with the same type of equipment used in the pocket parks is \$30,000 to \$40,000. The estimated cost just to replace the damaged slide is \$6,700. Discussion followed. It was decided the Board members will take a look at the structure in the daylight and suggest alternatives.

The President raised the issue of requests for use of the ball fields by non-Silver Creek residents. Discussion followed. It was decided to uphold the existing policy of not allowing use by non-Silver Creek residents.

There was a discussion regarding reporting street light outages on the website.

The President indicated he is still working on the draft of the Code of Conduct for the Board and all Committees. He indicated he would try to have it ready for the next meeting.

Board Forum

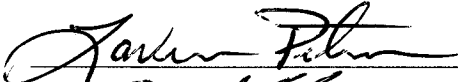
No comments were received.

Member Forum

A Homeowner indicated they have been notified the stain they started to use on their fence does not comply with CC&R requirements. Discuss followed. The Homeowner was told to submit the details to the ACC Committee to go through the required approval process.

The meeting was adjourned at 7:18 pm.

Signatures of Approval:

Laverne Peterson (President) 

Andrew Chadick (Secretary) 