

01/19/11 SILVER CREEK HOA BOARD MEETING

The regular monthly meeting of the Silver Creek Homeowners' Association Board was held on Wednesday, January 19th, at 6:30 p.m. Four Directors were present and the Association Manager was present. Director McLean was not able to attend.

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

Report of Officers

Director Weber reported on her attendance at the latest Finance Committee meeting. Discussion followed.

Management Report

The Manager distributed the Violation and Collections Reports. Violations indicate parking and basketball hoop violations were up, everything else was down. Specifics will be discussed at the Executive Session. The 2011 HOA dues invoices have been sent out. Delinquencies are currently at 15%. Approximately \$12,000 has been collected since the prior report.

JC Higgins is updating software so email will be down on January 21 and possibly January 24. Dues can be paid by check and by phone using credit card. At some point a link will be available on the JC Higgins website to pay dues via a link. Discussion followed.

Report of Committees

There were no reports from Committees.

Unfinished Business

While the Manager went to his car to retrieve fencing samples, Silver Creek website updates were discussed. Director Chadick and the Manager will meet to coordinate the integration of the old and new websites. Discussion will continue at the Executive Session.

The Manager showed the two fencing samples provided by the Contractor. Discussion followed. The Director indicated the Contractor will work with each homeowner regarding the replacement of their section of fencing. The two samples were discussed. The cost for one sample is \$20 per foot and the other is \$21 per foot. The cost includes removal of the old fencing, replacing the existing posts and installing the new fencing. The sample costing \$21 per foot which includes a top rail to protect the fencing longer was preferred by the Board.

Two similar bid estimates have been received. One contractor will work with the homeowners and will build 500 feet at a time with payment required at each stage. The other contractor would require the HOA to work with the homeowners and would expect half of the full payment upfront and the other half when the job was completed. The estimated cost for 6,091 feet of new fencing is approximately \$160,000. This would be to replace the painted fencing for the top section of the development.

The Manager recommends paying for the materials upfront, estimated at \$40k-\$45k, which would lock in the existing materials cost which is currently low. The labor would be paid as each 500 feet section is completed. The 6,091 feet replacement would take approximately a year. The prepaid materials would be held at the lumber mill. The cost per foot includes site clean-up and hauling of debris. Discussion followed regarding budgeting options, section replacement order and notification of homeowners. The Manager will email the Board the exact bid for the lumber.

The Manager recommended the two CDs that are maturing in February should be moved to Westside Community Bank to comply with the FDIC limit requirements as recommended by the Auditor. The operating accounts would remain at Viking Bank. A motion was made to move the two CDs to Westside Community Bank. The motion was seconded and carried.

The Manager reported on the two lines from Sterling Ridge draining into the SilverPointe retention pond. The Director would like to propose to SilverPointe a 1/3 split for Silver Creek, Waterford Crossing and SilverPointe regarding the cost of cleanup and maintenance of the shared pond and to ask SilverPointe to do an updated engineer's study if the 1/3 split is not agreeable. Discussion followed. The Manager will work on drafting a contract.

New Business

The Vice President asked for a discussion regarding the parking issues and why towing isn't occurring. Discussion followed. The Manager will move to the next step of sending an Attorney's letter to the repeat offender in Country Hollow.

The President raised the issue of calendaring the Clubhouse cleaning scheduling. Discussion followed which included the Clubhouse Manager. The Manager will obtain bids for cleaning the windows and blinds. A motion was made to have the cleaning person come in once a month as needed by the Clubhouse Manager. The motion was seconded and carried.

The President suggested establishing a Code of Conduct for the Board and for all the Committees. He will prepare a draft to be emailed to the Board Members.

The Manager indicated one structure in the Sterling Ridge pond needs to be unplugged. The cost would be \$1,450. A motion was made and seconded to have the repair done. The motion was carried.

The Manager indicated the estimate for the 2010 audit is \$6,000 obtained from the existing Auditor. Discussion followed. The President recommended staying with the current company. The 2010 would start in May and be finished in July.

The President asked Mr. Lawless to check the center gate at Grayhawk as homeowners are having trouble with their remotes. Mr. Lawless will do the testing and notify the Manager if repair is needed. The Clubhouse Manager asked about the cost of the larger remotes. It was determined the cost is currently \$25.

The President asked the Board to consider hiring Mr. Lawless as a part-time employee due to the amount of time and personal expense he spends volunteering for the Silver Creek HOA to fix gates, fences, etc. Discussion followed. The Board members present agreed unanimously to hire Mr. Lawless.

Board Forum

No comments were received.

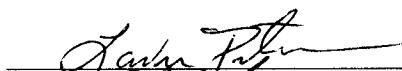
Member Forum

No Member comments were received.

The meeting was adjourned at 7:43 pm.

Signatures of Approval:

Laverne Peterson (President)



Andrew Chadick (Secretary)

