

## **SILVER CREEK HOA BOARD MEETING**

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Wednesday, July 21st, 2010, at 6:30 p.m. Four of the five Directors were present at the start of the meeting. Also present was the Association Manager.

Per the President, the minutes for the May 19<sup>th</sup> meeting require one correction. A statement at the bottom of Page 2 indicates "a request has been received from Rainier Connect". The word "received" needs to be changed to "submitted". One change is also required for the April 21<sup>st</sup> minutes, "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". The words "landscaped pond" needs to be changed to "buried structures". A motion was made to waive reading of the minutes and to accept them with the two changes proposed by the President. The motion was seconded and approved.

The President requested that a note be placed on the website indicating that the June meeting was not held due to the vacation season.

Director Morrey joined the meeting.

The new volunteer for Recording Secretary was introduced.

### Management Report

The Manager distributed the Collection and Violation Reports. Violations for landscaping and mowing increased significantly from May to June. Parking and towing also increased. Collections report indicates delinquency went down from 14% in June to 13% in July. Specifics will be discussed in Executive session. The Manager announced that the 2009 books audit begins July 22<sup>nd</sup>.

### 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, reporting on behalf of the Finance Committee, indicated the 2011 budget proposal has been submitted to the Board. The President asked about an increase for the fence replacements. The Treasurer noted that \$27,000 is listed under Fixed Assets, Purchases and Replacements and Repairs and Maintenance is listed at \$20,000. Discussion followed. There was a discussion about the Uncollectable Dues and Fees line item.

### Unfinished Business

The annual garage sale was held the first Friday and Saturday in June. Feedback indicated the sale went fairly well and some complaints about too many handmade signs. A homeowner has requested the possibility of a future Board discussion regarding holding two annual sales in the spring and the fall.

The President reported the Country Hollow street lights are still having outage issues. Discussions regarding possible solutions are continuing with the repair company.

The President indicated the landscaping company is removing signs only in areas of community property. If the signs are posted on areas like post boxes that aren't maintained by the Community, they are not removing those signs. The Treasurer will follow up with the Manager regarding a particular area in Country Hollow.

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.

Country Hollow Newsletter was discussed. A notice for the website will be posted indicating the newsletter is not an official part of the Silver Creek Community and readers should check the facts on their own.

The issue regarding insurance coverage related to armed security was discussed. A motion was made to seek bids from other insurance companies that will allow armed security in the Silver Creek area. The motion was seconded and carried.

The Vice President reported on the unarmed security patrols. Discussion followed. The Manager was asked to let the Board know how the budget for the patrols was being spent. The overall effectiveness will be evaluated after the three month trial period. Patrols will be coordinated with the towing starting in August.

Director Morrey reported on the first outdoor movie night by Four Square Church. Discussion followed. A notice will be posted on the website requesting Silver Creek residents to walk, carpool or to park at the school to use the church provided shuttles due to parking issues. The next movie night will be held Friday, July 30th.

The President reported that Rainier Connect rescheduled the ice cream social to August 6<sup>th</sup>. They will be set up outside the clubhouse. A barbeque will also be part of the event.

The President reported on the Southridge building progress. 11 lots have been sold and the first home is scheduled to close at the end of August. Discussion followed.

The Manager reported that Green Effects evaluated the landscaping issue in Grayhawk. One bid was for barking the area for \$3,489 which would include clearing the area and placing the bark. The second bid was for about \$5,336 plus tax for cobble rocks which would include clearing the area, landscape fabric and the rocks. A motion was made to authorize the rock bid in the Grayhawk area to include a picnic bench. The motion was seconded and approved.

### New Business

The President indicated a request was received from a Seattle newspaper to report on Silver Creek as the Neighborhood of the Week. The request was declined.

The President reported that the house on lot number 24 in Premiere has been abandoned. Discussion followed regarding vandalism and garbage in the backyard. The Management Company has written a letter to the Health Department reporting the issues. The Manager indicated \$50 per hour for cleanup of the garbage on the outside of the house.

The Vice President requested the 48 hour allowance for trailer parking should be extended to 96 hours. Discussion followed. The matter was tabled for further discussion during the Executive session.

The President reported the Silverpoint HOA is cracking down on parking in their community so parking violations are occurring along 184<sup>th</sup> St Ct E. Discussion followed. Permission will be sought to post no parking signs within the building lots in that area.

The President reported on worn swing seats at the Clubhouse playground. The seats have been replaced. The play set manufacturer will be sending reinforcing brackets for that same play set. Work continues to regarding attempts to stop vandalism of the garbage unit at the Clubhouse. The play set at the park on 96<sup>th</sup> St. has been vandalized resulting in instability in the set. A motion was made to have the Management Company handyman do the reinforcement work on the set. The motion was seconded and approved.

The President indicated a homeowner in Country Hollow has requested beauty bark replacement at the turnaround on 185<sup>th</sup> St Ct E. Green Effects gave a bid of \$584.76 to clean the area and haul off the rocks. The Manager and various Board members will check the site and a determination will be made later regarding any necessary landscaping.

The President reported a citation was received from Pierce County on July 15<sup>th</sup> for noxious weeds in three of the ponds. Ten days were given to remove the weeds. Two of the ponds are in Country Hollow and one is in Hillsboro. The billing for the County Hollow ponds will be shared with the Commercial Properties. A motion was made to have Green Effects do the work. The motion was seconded and carried.

The President asked the Board to think about changing the wording in the enforcement process to continue to issue fines for repeated CC&R parking and other violations based on a discussion with the Attorney. Discussion followed. The President will rewrite the appropriate paragraphs, send it to the Board for review and approval and then send to the Attorney for approval to get it finalized before the next meeting.

The President updated the community on the incidents of vandalism throughout the last two months. A notice will be placed on the website as notification that the repair of mailbox units is the responsibility of the homeowners, not the HOA.

#### Board Forum

No additional issues were raised.

#### Member Forum


A homeowner reported issues with neighbors and possible hazardous waste dumping in Southridge.

A homeowner from Hillsboro asked about limiting the duration of fireworks on the 4<sup>th</sup> of July.

A representative from the church reported on the first outdoor movie night and left packets of information regarding the future movie nights.

The meeting was adjourned at 8:15 pm.

Signatures of Approval:

Norm Lawlis (President)   
Norm McLean (Secretary) 