

Minutes

SCHOA

Meeting Begins

6:30PM

July 20, 2011

Call To Order:

Lavern (Pete) Peterson called the meeting to order at 6:30 pm.

Attendance:

Silver Creek President: Lavern (Pete) Peterson

VP: Mike Morrey

Secretary: Andrew Chadick

Treasurer: Nichole Weber

Facilities: Norm Lawlis

Clubhouse representative: Bette Lawlis

Member at Large is Norm McLean

Maintenance Report:

Note that the offensive graffiti on the house in BF was covered up. Norm made a request that we replace the tennis net at an estimated cost of \$165+Shipping; norm is still waiting to hear from the board. Make motion to fix the tennis net. All in favor. The light problem in Country Hollow is being fixed we are back to square one awaiting problem to re-appear so they can attempt to trace it again.

Club House Report:

During this month there have been 3 parties, 2 of which have had cleaning ladies sent out to clean up afterwards. There has been made a suggestion to fix the current use application form so we know what kind of party is going to be thrown. One of the parties requested to make an appeal because they thought it was clean but will soon receive a letter stating that per the signed use agreement, no appeals are heard on this. The club house scheduled carpet cleaning is on August 8th. A request has been made by Rainier Connect to schedule the club house on December 3rd for the annual Christmas Party, but no time has been confirmed.

Management Report: (attached)

Collections report: delinquent in May 19%, June 17% and July 16%

Violation Report:

In May 239 letters went out, 280 letters went out in June. Landscaping was up by 1 and parking was up by 40. Parking patrol has been enforced more heavily and back into the sync of having strict parking rules.

Financials:

Time CD's:

Currently there is \$627,000 in the daily bank account, but because the FDIC protects only up to \$250,000 this money cannot sit in this one institution. Recommended that we keep under \$250,000 in all accounts and in the daily bank recommend that we have \$150,000 in savings, \$20,000 in checking, \$15,000 in insurance reserves and \$6,000 in general reserves. Total CD's; \$113,190 in Westside community bank currently, recommend take \$100,000 of the \$627,000 and buy an additional CD there the rate is 1.15% for 24 months. With need to move even more assets to other banks in order to be FDIC protected, we found that US bank has a 19 month CD at 1.14%, therefore we also recommend to move \$225,000 there and recommend that we split it into two CDs because in case you had to pull some money out of it, the interest penalty would be less on half of it. Believe this plan will meet the auditors note to move assets in order to have all cash protected under the FDIC guidelines. Motion to purchase 3 times CD's as recommended; all in favor.

Audit:

Auditor will be directed to finalize the draft audit report this week. It will then become available, along with other association records, for member review. This can be done by appointment with the management company.

Auditor is recommending an update to the asset management plan (reserve study). Manger will obtain bids.

Maintenance:

Highlands is complete on perimeter fencing project. Grayhawk is the 1/4 completed.

Changed the 'screening' that the contractor is using to 'hide' lots from view while exposed (for post concrete to cure), so that people could not see into the homeowners backyards.

The vandalized house in premier on 176th st ct east, had the perimeter fence repaired. The bank beat Norm to it and boarded up and secured the back of the house.

The cleaning of the storm water ponds throughout the community will begin next week.

Freeze damage sidewalks in Hillsboro are still awaiting bids. Decisions to be made once bids are received.

Grayhawk's dead shrubs will be removed tomorrow. Future replacement will be discussed later; removal cost was approx. \$400.

At Grayhawk's main gate there is still the issue of trucks repeatedly running over a patch of grass, talked to green effects about fixing the problem and one of their solutions was to pull the grass out and put drain rock there because the of the wet underground spring. Recommend that both sides match. Estimate cost of \$605+ tax and would start from the gate and end at the pillar/monument. Also, we will order and put up a sign that says, "No trucks exit this gate", to prevent the trucks from going over the rock and causing more or other damage. Board approves this repair unanimously.

Treasurer Report:

Audit: Audit was excellent. One issue was the not looking at collection as revenues and the collection amount last year was \$247,000 but there was talk about relying on \$157,000 which is roughly 25% of that. We only rely on about \$33,000 of our budget from last year. Reserve study; talk about the future asphalt and major repairs. 2005 was the last reserved study. Every three years there needs to be a reserve audit. This is a report of the breakdown of the reserves & repairs that need be done over the next 25 years. The possibility of increasing dues by \$10 had been brought up. Survey needs to be done on the area to help manage the budget so we can determine whether or not to increase the dues for the next year.

Budget: Tends be high on the gas, lighting, and garbage for what we have seen in the budget. Somewhat in a deficit from last year. Also if possible, put off any major repairs besides the gate, so the budget will be in check. Right on target with the monthly percentages in comparison to last year's numbers. In August we will have a draft copy and September will have a finalized the budget for the HOA and we will be able to send it out in October to and be finalized in order for the annual November meeting.

Miscellaneous:

- Fourth of July: facilities (Norm) made 2 cleanups - one the next morning on the fifth and again on the sixth. Seem to be less than the previous year. Biggest problem was the fireworks continuing until 3 am. Another break in to the dumpster area. Broke welded hinge and now they just pry open the other side of the hinge for access—assume someone is using it to dispose of their personal garbage.
- Abandoned House: Came to the conclusion that kids were having a party, give some kind of direction to the management company so that we can act fast to prevent vandalism and other neighborhood problems this causes. When we send out the letter for the next general meeting, also may want to inform the home owners on what is happening.
- Church Activity: No winner for the \$10,000 half court shot. July 29th will be the next movie night.

- Signs: Need to order an ad-on for the 'no parking tow away zone' signs for the Southridge and Ashford areas where people park to drop off school children. Have the signs ready and put up by the second and third week of August (before school starts) so folks get used to seeing them. 2 signs by Ashford, 2 signs by Southridge, and order another as a spare. County put up no parking signs in the highlands some time ago. Mr. Peterson will be working with the County to possibly have them removed (or at least get them changed to have the correct towing RCW quoted on them).
- Playground: Slide at the main play area will be replaced around the 1st week of August. Vote was taken via email on an increase in price for this due to bid. Board wishes to take a vote of consent at this time for the record/minutes. New total \$6089.50. All in Favor none opposed.
- Website: Someone needs to update the website with more pictures. The photos currently are from winter but there are pictures from Fourth of July that can be put up on the website. There was a request on putting back up the Silver Creek Seattle Times article, and possibly putting a link on the website so that anyone can view the article. Advertisement for movie nights also needs to be added.
- Landscape: Don will be meeting next week out at Southridge with the landscaper to discuss maintenance responsibilities and common area property lines.
- Minutes: Until otherwise noted, JC Higgins & Associates will continue to do the minutes for these meetings at a cost of approximately \$50 per month (\$20 per hour as allowed in the contract).

Executive Session: (8:15 – 8:30 PM)

Collection Issue: one particular homeowner; (HOA has a lawsuit against), wasn't following the rules and refused to conform. Homeowner asked for a 'break'. We are working on an agreement - with board approval - to possibly set up a payment plan... Don will get an update from the attorney.

No other decisions made in executive session.

Next Board Meeting: Wed. August 17, 2011.

(All members are welcome to attend board meetings)

Meeting adjourned:

8:35PM

Respectfully Submitted by: JCHA Management Team

Approved: by meeting vote _____

_____ by meeting vote

(President)

(Secretary)