

## **5/19/10 SILVER CREEK HOA BOARD MEETING**

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Wednesday, May 19<sup>th</sup>, 2010, at 6:30 p.m. Four current Board members were present at the start of the meeting, Michael Morrey, Director, was not present. Also present was the Association Manager.

Per the President, the reading of the April minutes was waived until the next meeting as they were not available.

### Management Report

The Manager distributed the Collection and Violation Reports. \$195,070.13 is currently uncollected, at 15% of delinquency, down from 19% for April. Specifics will be discussed at Executive session as necessary. A couple of comments were made about the various violations. Mailbox at 97<sup>th</sup> Ave and 183<sup>rd</sup> St has been damaged again after last recent repair. Repairman has been contacted.

### 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 they are working on the reserve numbers, including long term reserve numbers to fix the gates, monuments and streets. They expect to have the information ready for the Board to review in July for the budget based on estimates from 2009 and 2010. We are currently at about 55% of our budget. Storm drain cleaning operation was originally budgeted at \$35k, but \$42k has been spent already. The Treasurer indicated the Board should put together an email to the Finance Committee regarding updating 2011 budget items. The Manager indicated they would do the same.

### Unfinished Business

County Hollow Crime Watch Status: The manual was submitted to the attorney today. Per the Manager, the Attorney would prefer the HOA was not involved as it could cause liability issues and may require background checks, etc. Discussion followed. The Manager indicated the Attorney felt the next step would be to send the manual to the Insurance Company for their review and thoughts. The Board agreed that should be the next step. Possible committee formation will be discussed in Executive session.

Country Hollow Newsletter was discussed briefly as the crime figures do not necessarily indicate the true picture of the communities as a whole. Any link on the HOA website would be deleted if it exists. The link for the March HOA minutes is missing from the HOA website.

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 reported the sidewalk repair inside of Ashford has been completed.

Construction along Gem Heights from 176<sup>th</sup> to the school for the purpose of burying new fiber optic phone lines will continue for a few weeks. It is believed the work is being done by Qwest for the school. Work will be watched to ensure the landscaping is replaced at the completion of the work.

There was a brief discussion of the annual yard sale. Also a letter will be sent to the Silver Point HOA letting them know starting next year they will be responsible for removing signs for their annual yard sale from along Gem Heights Drive. They will be billed for removal if not done in the future.

The Treasurer and the Secretary will meet with volunteers for Recording Secretary in the next two weeks regarding the duties.

The Vice President reported that Pierce County Security will be handling unarmed security. They will wear uniforms and drive marked cars. Cost is \$16 per hour with a four hour minimum. If the HOA wants them to report to alarms at the Clubhouse, they will respond for an additional cost. A motion was made, pending a meeting with the security company, the Management Company and at least the Vice President of the Board, for June through August there will be two weekend patrols of four to six hours each and two random patrols during the week for four hours each. The motion was seconded and approved.

Aging and damaged fence replacement for all communities was discussed. The Treasurer indicated the Finance Committee is working on numbers to include in the budget numbers to the Board for fence and road replacements and repairs. The Manager is working with a fencing company to get recommendations of where to start first and costs involved. The report will be given to the Board for review. Due to immediate repair issues, some sections may need to be replaced this year.

The President indicated the landscaping company will remove signage and posters from the common areas at no additional cost.

The President reported the Management Company sent a letter to Silverpoint HOA regarding the costs involved with using Silver Creek roads for parking during the Silverpoint street repaving. The Manager indicated they have not received a response from Silverpoint.

The Manager indicated the outside movie night requested by the church at the April meeting is still under discussion.

### New Business

The President indicated vandalism issues are still occurring with the garbage bin at the Clubhouse. It was reported someone is advertising to homeowners they will pick up garbage and haul it away. Some of that garbage is ending up at the Clubhouse bin. Efforts will be made to determine who is offering the service so it can be stopped. Additional amendments to the access to the bin were discussed. The Vice President indicated a notice should be placed on the website that violators will be fined \$250. The Manager agreed to post the notice. Various issues of vandalism to the gates were discussed, including new BB gun holes in Clubhouse windows and a damaged tennis court net.

The President indicated the driver who hit the Country Hollow gate monument has no insurance and was driving on a suspended license. The Manager sent a bill via certified mail to the responsible party. The letter was signed for, but there has been no contact by the driver to the Management Company. A small claims court action has been filed to attempt to recover the costs. The court date is currently scheduled for August 24<sup>th</sup>, 2010.

A request has been <sup>Submitted</sup> ~~received~~ by Rainier Connect for a date to schedule an ice cream social in June at no cost to the HOA. They also asked about again sponsoring a Christmas party. The Board approved both events pending coordination with Betty for use of the Clubhouse facilities.

The President indicated notice was received from the County that a commercial fire inspection will need to be performed at the Clubhouse every 18 months. The Fire Marshal indicated due to the age of the existing fire extinguishers, they would need to be replaced. Two new extinguishers were purchased for \$35 each and no

deficiencies were reported at the recent fire inspection. The cost for the inspection will be approximately \$70 for each inspection.

The President reported four sections of the Premiere fencing were destroyed by a driver who suffered a seizure. The fence has been repaired and the driver's insurance company has agreed to reimburse for the costs.

The President reported 26 lots in South Ridge have been sold to SDC builders. The first home will close at the end of August. There are five sets of plans that will need to be approved by the Board. The ACC committee has indicated no objections to the plans. SDC will be asked to provide paint colors and roofing colors. Fence specifics and driveway HOA requirements will need to be provided to SDC. The ACC committee will be asked to set up a meeting with SDC to discuss CC&Rs before building starts.

Green Effects will handle the annual water backflow testing for the commercial system. It will be recommended to individual homeowners to contact Green Effects directly. The HOA will stay out of the individual testing.

The domain name registration for the website was renewed for another three years.

Due to a change in scheduling, the Clubhouse Coordinator will be at the Clubhouse on Wednesdays and Saturdays instead of Thursdays and Saturdays. Hours will remain the same.

The Manager asked about doing some simple landscaping for the triangle section of common area that is no longer being maintained by the individual homeowners at Grayhawk. Green Effects will be asked to provide an estimate for low maintenance plantings that will require no watering. A possible picnic area for the space was also discussed.

#### Board Forum

Due to absences by Board members, the June Board meeting has been canceled. Any emergencies will be handled via email among the Board.

#### Member Forum

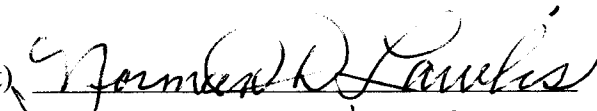
A homeowner asked about the remotes opening both Country Hollow and Hillsboro. There was a discussion regarding the remotes and the receivers for both communities. The homeowner also asked about a block party within Hillsboro. The HOA indicated they do not officially approve or disapprove to avoid liability issues, but gave some suggestions about how they might handle it among the homeowners on the street.

A mass email will be sent out regarding the annual yard sale.

A homeowner asked about mowing for the wetlands in Hillsboro. Discussion followed.

The meeting was adjourned at 7:50 pm.

Signatures of Approval:

Norm Lawlis (President)   
Norm McLean (Secretary) 