

Minutes

SCHOA

September 21, 2011

Meeting Begins: 6:30 PM

Attendance:

President: Lavern (Pete) Peterson

VP: Mike Morrey

Secretary: Andrew Chadick

Treasurer: Nichole Weber

Manager: Don Campbell

Minutes from August 2011 meeting are read. *With small typographical change minutes approved.*

Officer's Report:

Secretary- Block watch meeting went really well last week. Estimated 20 homeowners showed up. We had representatives from Pierce County Sheriff's office at the meeting to inform residents about local crimes. A few homeowners wanted to start a community wide block watch. Board needs to discuss further; money for the watch block program.

No other Officer reports at this time.

Management Report:

Collection Report: August was a large collection report; September went down a percentage point. Questions should be sent to the manager via email.

Violations Report: July 280 letters sent; August 119 letters sent. Landscape letters settled down.

Financial asset management plan: Two bids received-distributed to BOD members. 'Association Reserves' seems to be best company to hire. Most value for your money with their three year plan, and they do the best report that we have seen to date. Link to a sample report was shared with BOD members. *(Motion to commission 'A.R.' interjected here & accepted).*

Maintenance: *Fence project progressing as expected. *Damaged chain link fence above tennis courts will cost an estimated \$450 to fix. *(Motion to fix interjected here & accepted).* *Back gate at Country Hollow estimate \$1000 to fix. Two problems; one the control board and two the gear box. Board needs to discuss in further depth the gate issues in both Country Hollow and Hillsboro because the wear and tear on the gates is beginning to be too much, especially with the amount of money that has been spent on gates recently. *(Motion to fix this gate interjected here & accepted).*

*Drain pro has finished cleaning all the ponds. (Concerns interjected here about the weed control near Winco). *3/4 of the way done with street drains for this year. *Failing/flaking concrete sidewalks in Hillsboro along Eastwood Avenue estimated to cost \$2800 to repair. Board needs to decide if a board or homeowner responsibility. *(Board interjects here & decides that the HOA will take responsibility. Also interjects a motion to spend up to \$2800 for the sidewalk repair in Hillsboro for the 4 affected lots -- get additional bids and if none are lower, go ahead, accepted).* *Irrigation system in Country Hollow-concerns about the sprinkler over spraying onto the sidewalk. Manager consulted Green Effects - reason for the over spray: they purposefully made an adjustment to control dry grass. Also, sprinkler heads have been kicked off (vandalized) but are now fixed. *Playground in South Ridge: was being vandalized and so was dismantled many months ago... Might be time to put it back together as several homes in that area are now occupied and can keep a better eye on it. May also want to think about putting a chain link fence around the playground for visibility safety (the 6 foot cedar fence originally around the park was removed for child safety).

Parking Issue: Enforcement of parking has been stepped up because illegal street parking is a safety issue. Results are being noticed based on the number of calls & emails to management.

Old & New Business discussions:

Internet/websites & violation reporting: A homeowner has set up a Facebook page and a lot of people are reported to be referencing & using it. Manager notes and reminds board that Facebook has caused problems in other HOA's that they manage because the dialogue is easily lost and because homeowners get used to using Facebook & forget to go to the HOA's website to report their concerns etc.(what management is not aware of, it cannot address). Mentions that no matter what they use for social gatherings (use of Facebook is certainly a right they have for socialization) they need to be made aware of and continually reminded that www.silvercreekwa.com is the ONLY official website of the Silver Creek HOA...Plans are being made to put up new documents on the silver creek website to help answer frequently asked questions (FAQ's).

Budget report: A copy of 2012 budget which has real time changes with energy costs has been accepted by the board per governing document requirements. It will be sent out (for homeowner review) with the notice for the annual meeting in November as required. A proposal of a \$10 rate increase for dues is made by the Treasurer. Would like to replace 1/3 of the play sets and maintenance on all the others, and every year replace 1/3. Board discusses the possible need to try to obtain bids for security cameras and any other vandalism control options (may need to spend some money to save money is the opinion of a couple board members). Treasurer further notes PSE is raising rates 8.1%, to those who do not convert to wind and solar power. Motion is made here to accept the current budget without \$10 increase. Suggestion made: cut back water and phone lines if possible. Also, suggestion to make the club house more self sufficient. *(Board discusses this and rejects increase option at this time the budget with no increase in dues is accepted, and board agrees that they should work to keep costs down as much as possible).*

Annual Meeting: The annual meeting will be held the first Saturday of November, (the 5th), 2011 at 2:00 pm. Notices will be mailed 10-50 days prior to the meeting per the By-Laws. All five board seats are up for re-election, top two people with the most votes will get a three year term, the next two, will have a two year term, and the last one will have a one year term... if we have a quorum at the meeting. If we do not have a quorum, all board members will again be holdovers for another year (unless somebody resigns their seat). There is currently one vacant seat on the board. If we do not have a quorum, the board has the right to fill that seat by appointment. This has typically been guided by an advisory vote which we will take at the membership meeting. It will be an opinion poll only because of the 'no quorum' status at the meeting. President wishes to obtain board agreement here to this method again this year if that is necessary... All are in Favor. Request for a signup sheet for homeowners so we can possibly get more people involved with the committees. Management will have a volunteer signup sheet at the meeting as usual.

Community Member Open Forum:

Tim Yokes: from Hunter Home Building Group, recently purchased lots in South Ridge. Discusses their concern regarding getting the playground in their area up and running. Discusses the chain link fence that we talked about earlier (to surround the playground). Also states they are concerned about the drainage issues in that playground. Tim plans to build a 6 foot cedar fence around each of his lots which would possibly eliminate the need for the chain link fence we discussed installing around that playground. With the money saved from the proposed fence, Tim would like to see the HOA use that money for the chain link fence to invest it in fixing the drainage problem. Also recommends that homeowners in Southridge need to setup a neighborhood crime watch group to help protect the playground (and the rest of the community). Also, recommends installing a gate at the trail to prevent people from going into trail after dark.

Kim Knudson - Country Hollow homeowner: Community clean up this weekend. Asking for supplies such as rubber gloves & garbage bags. Kim will purchase the supplies and will be reimbursed for the supplies purchased. Call Michael and he will open the dumpster.

Richard - Country Hollow homeowner: Concerned about the 2012 budget and the dues increase. Would want to see the security of the community increase. He would rather see a dues increase and is passionate about community security.

Board thanks all for their input and **adjourns the meeting at 8:45 PM**