

2016 ANNUAL SILVER CREEK LAKES
ASSOCIATION MEETING
May 21, 2016

PRESENT

Mark Kennedy
Bill Lawrence
Marvin & Dale Cavender
Jessica Hall
Jerri Lines
Dave Lockett
Scott Lockett
Rocky Mangini
Dennis Cuchiara
Blair Presti
Joe Bower
Jerry Robbins
Joel Ohlsen

PROXIES

John & Nancy Roth
Robert & Charlotte Karls
Michael & Drucilla Pugh
Suzanne Bressler
Mike & Jodi Miller
Les Anderson
Jim Bewley
Doug Proal

The meeting was called to order by president Mark Kennedy at 5:50 P.M. A quorum was noted by attendance and proxies.

Bill Lawrence distributed member contact information and attendance sheet.

Mark handed out last year's meeting minutes and agenda. Mark also noted that the information being handed out is also available on the Silver Creek Lakes web-site, @ silvercreeklakes.com.

On behalf of the Association, Mark thanked all the members for volunteering time to complete the following projects:

- Remove Weeds Lake #1
- Remove Willows Lake #1 Dam
- Place New Rip Rap on the face of Lake #1 Dam
- Clean up debris piles using the chipper and spreading the mulch around the property
- Painting/Staining various structures throughout property
- Cleaning the Rec Center

Mark noted that the work associated with Lake #1 dam was the result of a recent dam inspection performed by Division of Water Resources which requested those improvements. The results of the inspection can be reviewed on the Silver Creek Lakes website.

A motion was made by Joel Ohlsen to elect the following officers for the Silver Creek Lakes Association.

President	Mark Kennedy
Vice-President/Manager	Les Anderson
Treasurer	Joe Bower
Secretary	Bill Lawrence

Blair Presti seconded the nomination. All members present were in favor.

Les Anderson distributed the financial statements. Donations to be used by the fish committee stood at \$3,400.00. It is anticipated (estimated) that the HOA will be able to fund \$6,741.51 in reserve for future infrastructure improvements.

Les Anderson along with Rocky Mangini reminded everyone how important it is to pitch in and help out maintaining the property. Work weekends reduce our costs and keep our dues low.

Les Anderson opened a discussion concerning the Rec. Center and a location where the roof is leaking. Les is going to purchase some Mastic roofing Sealer and make a repair to seal the roof. A discussion followed concerning the overall condition of the Rec. Center and what purpose it serves the community. Everyone present agreed to perform the roof repairs this year. Bill Lawrence suggested that next year a committee be established to research options concerning significant repairs that are anticipated in the future.

Dennis Cuchiara reviewed the fishing committee annual meeting minutes (on the website). Dennis highlighted the following topics:

1. 2016 stocking will start next week. Stocking fish will be concentrated to the ponds below Joel Ohlsen's cabin and Lakes 2 and 3.
2. This year is the 3rd year developing grass carp at Silver Creek Lakes to help with the weeds in the water. Approximately 125 Grass Carp will be added this year. If caught please return immediately and note location. 100 will be split between Lakes 2 and 3 and the remaining 25 will be located in the Middle Ponds.
3. Dennis wanted to thank all members that provided volunteer donations to support the stocking program. This year's stocking of fish was substantially provided by volunteer donations.
4. Mark reminded everyone to "show a little fishing etiquette" when on the property. There is plenty of room to fish. Spread out and it is not necessary to fish close to another fisherman/groups.

Mark Kennedy noted that Jerry Robbins is the coordinator for winter snow removal. Please contact Jerry for all coordination and payments. Jerry asked everyone to text him when plowing is needed. He would appreciate some notice (2 days) when scheduling the snow plow.

Mark Kennedy also requested members provide information about the road conditions throughout the winter. He will send out an email broadcast to everyone once notified. He reminded everyone of the Association rules concerning ATV's, snowmobiles, dogs, and hauling out trash. Also, PLEASE LOCK THE GATE AT ALL TIMES.

Les noted that he would continue with repairing the roads for the next couple of weeks. A natural spring has water running down the road on the east end of the property which will require some grading and a plugged culvert will be cleaned out across from Lake 1.

Mark mentioned that the property fencing will need some repairs. This work might get postponed until the fall work weekend.

The annual meeting was opened to the 2016 Voting issue concerning camping/access at Silver Creek Lakes. The voting issue was distributed to everyone present.

Mark started the discussion by asking everyone present to review the voting issue. Mark wanted to let everyone know what happened last year. The nature and reason for the concern is that essentially there has been or can be too many camping in a small area in National Forest property adjacent to our property causing excessive noise and congestion to close neighbors.

Mark suggested that the new restrictions contained in the 2016 Voting issue would prevent what happened last summer from occurring again.

Marvin joined in on the conversation and was also concerned about storage containers and utility trailers parked in the upper meadow above his cabin.

Marvin asked the question; why not allow camping on the Silver Creek Lakes building sites instead off the property by his cabin? Joe Bower reminded Marvin that the Covenant's do not allow camping within Silver Creek Lakes and never have. That would take approval of three quarters of the membership to approve those changes to the Covenants. Also, no organized HOA permits this as it creates many more issues than it resolves.

After further discussion, Mark proposed redrafting the voting issue to limit camping to just two sites instead of three. At the site removed from camping (meadow in the valley next to Lake #1) it was agreed to allow the existing horse corral and fish feed storage to remain in place. The revision would remain in effect for one year and will be reviewed.

Joe Bower agreed to assist Mark Kennedy with drafting the revised Voting Issue language.

The motion was made by Marvin Cavender that the proposed process be implemented. Dennis Cuchiara seconded the motion. All present at the meeting voted in favor of the revisions. (Those revisions mean that there is camping permitted through two (2) SCL gates only – the gate on Lake #1 that parallels the creek and the upper property gate by the Cuchiara's cabin, Gate #3. The exact Camping Rule will be posted on the SCL website.

The meeting was adjourned.

The barbeque began at 7:00 and went well into the night!

Respectfully Submitted by,

Bill Lawrence, Secretary