

2018 ANNUAL SILVER CREEK LAKES
ASSOCIATION MEETING
May 20, 2018

PRESENT

Bill Lawrence
Eric Bewley
Rocky Mangini
Joe Bower
Michael Pugh
Dale Cavender
Scott Lockett
Jessica Hall
Dennis Cuchiara
Blair Presti
Les Anderson

PROXIES

Robert Karls
Sue Bressler*
Joel Ohlsen*
Mark Kennedy*
Jodi Miller*
Gladys Hodges*
Doug Proal*
Jerry Robbins*

*Proxies on file with HOA Treasurer Joe Bower

The meeting was called to order by Vice-President Les Anderson at 5:25 P.M. A quorum was noted by attendance and proxies.

Bill Lawrence distributed member contact information and attendance sheet.

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

- Finished wall at culvert pipe roadway beaver ponds
- Rented chipper to clean up plant debris on property
- Repair fence and gate along Lake #1
- Cleaned up Rec. Center for the summer
- Remove weeds in Lake #2
- Painted and stained bridges & benches

A motion was made by Blair Presti to elect the following officers for the Silver Creek Lakes HOA.

President

Mark Kennedy

Vice-President/Manager
Treasurer
Secretary

Les Anderson
Joe Bower
Bill Lawrence

Rocky Mangini seconded the nomination. All members were in favor of the motion. Les Anderson distributed the financial statements. Les noted that four members have not paid their annual dues as of the meeting. Donations for stocking fish stood at \$2,987.00.

The HOA reserve stands at \$10,000.00. The reserve is designed to help with large projects, emergencies, disasters, etc.

Les Anderson handed out two pages of information concerning the voting issue raising the annual dues \$250.00. Les stated the increase in dues will not happen until 2019. The dues paid in 2018 will remain the same. Les reminded everyone that the increase is needed to balance the budgeted expenses and fund the reserve. Michael Pugh made a motion to increase the dues as proposed by the HOA board in the amount of \$250 annually. Dennis Cuchiara seconded the motion and all members present voted in favor.

Dennis Cuchiara asked everyone to make a request to their insurance carrier to add the Silver Creek Lakes HOA as an additional insured to their General Liability policies. Michael Pugh brought up concerns from his agent as to what extent the HOA is being covered as an additional insured. Michael was concerned, without some additional information from the HOA to provide his agent, this might be a difficult request to fulfill or might increase insurance rates. Dennis did not believe this would be the case but agreed to provide written guidance concerning requesting coverage of the Silver Creek Lakes HOA.

Les Anderson informed everyone that a guest sign-up box will be placed at the lower parking lot near Lake #1. When members invite guests on the property they will be required to sign in at this location. The log will have two distinct areas to sign in. One column will be for member "Accompanied guests" and the second will be for member "Unaccompanied guests". In addition to the sign-in log a copy of the guest rules will be available for the guests to review.

Dennis Cuchiara reviewed the Fishing Committee Annual Meeting Minutes (on the website). Dennis highlighted the following topics:

1. The fish will arrive in two stockings. Both stockings are complete for the 2018 season. The fish committee approved spending \$5,500.00 this year. Rainbows, brown, and brook trout will be purchased this year.
2. Dennis wanted to thank all members that provided volunteer donations to support the stocking program. It's a big deal.

3. All trout, no grass carp will be purchased this year. The grass carp program will be monitored for survival and effectiveness the next few years.
4. Weed spraying will continue on an as needed basis throughout the summer. The weed spraying is a function of stream flow and water temperature. Based on the light snowpack, Dennis expects maintaining the weeds will require a lot of effort this year.
5. Dennis noted that the rainbows are spawning on the property.

Joe Bower informed the group that our snow plowing contractor had enough of the cold and is moving to Arizona. His services came at a discounted rate since he was our neighbor down the road. Last year we paid \$125 per hour to plow the property. Next year contractors are quoting \$325 per hour to plow the property. Bill Lawrence suggested we need to check with the members who donated to the plowing fund last winter to make sure they will still participate with funding the program next year. Both Bill and Joe agreed they would fund their portion. The other members will be contacted this summer.

Les Anderson reminded everyone the HOA rules concerning ATV's, snowmobiles, dogs, and hauling out trash. Joe Bower is planning on installing a couple of dog waste stations similar to what is found at the park. The stations are being donated by Joe B. Way to go Joe!!

Les mentioned that the gate combination will change to **** after the July 4th weekend.

Blair Presti suggested raising the HOA work weekend fees from \$100 to \$250. Les Anderson explained the work weekend fee process: The fee was established to give members flexibility to either participate in one of two scheduled work weekends or pay a fee to fund the supplies required for the property improvements performed on those weekends. On average 8-10 members do not attend the work weekends. However, if there are special circumstances the member may contact either Les A. or Mark K. to make arrangement to do a project when it is convenient for the member. Jessica H. raised concerns that certain members may have physical limitations participating in a work weekend. Les A. agreed with Jessica H. and in her case with her mother this would qualify as a "special circumstance". Les requested that he needs some flexibility to accommodate the entire membership. The discussion continued with various fee amounts being discussed ranging from leaving it at \$100 to an increase of \$500. The member group came to an agreement of \$300. Blair Presti made a motion to increase the fee to \$300. Dennis Cuchiara seconded the motion and all members voted in favor of raising the fee.

Joe Bower suggested that the Silver Creek HOA raise the sale of property transfer fee from 1% to 2% with a \$4,000 cap. The fee is intended to fund the maintenance of 40 acres of HOA property including the Rec. Center. Joe Bower believes the current

amounts being assessed are light considering the amount of property being maintained by the HOA. Joe Bower stated Doug Proal (Joe B. represented the proxy vote) agreed with increasing the percentage but it should not come with the cap increase of \$8,000. After significant discussion the membership decided it would not make much sense to increase the fee without adjusting the cap. Joe Bower opened the voting with a motion to increase the HOA transfer fee from 1% to 2% with a maximum cap of \$8,000. Blair Presti seconded the motion and all voting members who were present voted in favor of increasing the fee.

Dennis C. and Bill L. questioned the effectiveness of the tree spraying for disease prevention on our property for the dollars spent. The amount has grown from \$1,782 to \$4,200 in six years, though as many as 500 trees are getting sprayed. Les stated adding the spray for the spruce bud worm increased the costs. Dennis and Bill asked if anyone had any objections having a tree arborist provide a second opinion if the spraying program is effective or if there is other solutions available for consideration. The group agreed.

Eric Bewley asked for permission to hunt Mountain Lion with a friend on the property in the fall. Typically hunting is not allowed at Silver Creek Lakes but given that the area hosts some of the largest Lion densities in the state, Eric thought it might be helpful to reduce the Lion population. All hunting will be performed under DOW license requirements. None of the members had any objections for the 2018 Hunting season.

Michael Pugh fired up the grill and the focus of the group changed to eating and enjoying time with friends.

The meeting concluded at 6:45 pm.

Respectfully Submitted by,
Bill Lawrence, Secretary