

2022 ANNUAL SILVER CREEK LAKES
ASSOCIATION MEETING MINUTES
June 04, 2022

PRESENT

Bill Lawrence
Jessica Hall
Joel Ohlsen
Joe Bower
Les Anderson
Katrini Presti
Scott Lockett
Drucilla Pugh
John Roth
Jim Neppel
Eric Bewley
Rocky Mangini
Blair Presti
Mark Kennedy
Christian Parker

PROXIES

Dennis Cuchiara
Robert Karls
Gladys Hodges
Sue Bressler
Doug Proal
Dave Lockett

The Silver Creek HOA meeting was called to order by HOA President Mark Kennedy at 6:00 P.M. A quorum was noted by attendance and proxies.

Mark Kennedy handed out the member contact list, last yr. minutes, fish committee report, meeting agenda, and current financial information. Bill Lawrence distributed the meeting attendance sheet.

On behalf of the Association, Mark Kennedy thanked all the members for volunteering time to complete the following projects. Volunteer efforts help reduce the HOA expenses and property upkeep.

- Staining Lake #1 & Lake #2 docks and adjacent signs
- Removed down tree on fence line
- Cleaning the Rec. Center for the summer.
- Repairing property fence line.
- Removed 3-4 loads of a future chipping date

Mark welcomed a new member to our community. Christian Parker purchased a building lot near Lake #1. Welcome Christian and Sarah Parker!

Recently there has been a lot of moose activity on the property. They can be very aggressive protecting their young ones. Please provide the moose plenty of space to roam the property. Do not disturb them, chase them or get close to them.

Jerry Robbins motioned to approve last Year's meeting minutes. Joe Bower seconded the motion and everyone voted in favor of approving the meeting minutes.

A motion was made by Katrini Presti to elect the following officers for the Silver Creek HOA. John Roth seconded the motion and everyone voted in favor of the motion.

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

The project website is available to all members of the HOA. The website contains the HOA rules, meeting minutes and agenda's, pictures of the property, and some historical information about the Silver Creek area. Always check it out first: www.silvercreeklakes.com.

Mark Kennedy thanked everyone involved with the construction of the new gated entrance, Bill Lawrence, Jim Nepl and Joe Bower did a great job navigating this difficult project; more to follow.

A committee is being formed to review and propose final improvements concerning the overall gate height and drainage in that area. Improvements will be performed in the fall after the committee has time to review all of the proposed options.

The gate combination is #1948 until the final construction is complete on the gate.

Dennis Cuchiara, our leader of the Fish Committee, was unable to attend the HOA meeting this year. Fish committee were provided meeting minutes (attached) for the membership to review. If anyone has any questions, please feel free to contact Dennis:

Mark Kennedy pointed out the following:

1. New fish were stocked on May 23rd. Approximately 300 1.5-2.0 pounders.
2. Please release fish immediately after being caught. Helps with stress.
3. Warm water temperatures are anticipated. Weed treatment is expected.
4. Follow the Fish Committee rules concerning logging in our guests.
5. Fish donations stand at \$4,153 so far. Thanks for supporting this program.

Rocky Mangini suggested using a fish hook release tool as a way to reduce harm to the fish while releasing them.

Mark K reminded everyone the community recreation center can be reserved by HOA members. The reservations will be honored on a first come first serve basis. Email Mark with reservation requests.

Mark K. reminded everyone the HOA rules concerning ATV's, snowmobiles, dogs, and hauling out trash. Mark suggested everyone to treat the roads on the property like a school zone. Travel at low speeds and be aware of pedestrian traffic on the roads.

Les Anderson distributed the financial statements (see attached) and noted the financial statement is available on the Silver Creek website. Les A. noted as of June 4, that only three members have not paid their annual dues. The HOA reserve stands at \$18,010.00. The reserve is designed to help with large projects, emergencies, disasters, etc.

Jerry Robbins updated the status of the finances for snowplowing this winter.

Balance ending 2020 – 2021	\$ 3,011.99
Contributions	\$ 1,350.00
Total	\$ 4,361.99
Expenses	\$ -650.00
Balance 5-28-22	\$ 3,711.99

Jerry requested a minimum of three days' notice for plowing the property for access.

*Members helped with their own resources to minimize expenses. Many thanks to Jim Neppl, and Joe Bower.

General Discussion:

Mark K. requested that everyone keep their dogs on their leashes. It is a source of complaint amongst members.

Joel Ohlsen – Suggested that the HOA consider installing composting toilets at the Rec. Center. The toilets do not require a water source.

Mark K mentioned the HOA has approved a budget of \$2,500.00 for improvements to the Rec. Center. Items under consideration are the following: New Stove, Grill, Glazing Windows, and Refrigerator.

Mark K. reminded everyone that burning trash is not allowed on the property. Property owners need to be aware of local governmental guidelines concerning open fires. When allowed by local jurisdiction small contained fires are allowed for cooking and gathering. Please be aware of the risks of having an open fire on your property and take the necessary steps to keep it under control.

Mark K and Bill L. encouraged all members to contact the HOA (Mark K) if you are planning on doing any changes/improvements to the HOA common property. The HOA will review any requests to determine if the community improvements represent the best interest of the HOA. If the HOA finds improvements being done without the consent of the SCL HOA Board, the owner will be required to restore the property back to its preexisting condition.

The HOA meeting concluded at 7:05 pm, followed by a BBQ dinner.

Respectfully Submitted by,
Bill Lawrence, Secretary