

2024 ANNUAL SILVER CREEK LAKES  
ASSOCIATION MEETING  
June 01, 2024

PRESENT

Bill Lawrence  
Jessica Hall  
Joel Ohlsen  
Karl Ohlsen  
Jamie, Cary Hodges  
Randy, Gwen Hodges  
Marvin Cavender  
Michael Pugh  
Scott Lockett  
Dale Cavender  
Dennis Cuchiara  
Eric Bewley  
Julie Rote  
Mark Kennedy  
Blair Presti  
Mike, Jodi Miller  
Jim Nepl

PROXIES

Les Anderson  
Gladys Hodges  
John Roth  
Jerry Robbins

The Silver Creek HOA meeting was called to order by HOA President Mark Kennedy at 5:35 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.

Clean/Repair Restrooms HOA Rec. Center  
Stain fence line at gate  
Clearing limbs and branches. Filled trailer  
Repairing ROW fence. Discussed leaving openings for Moose  
Staining benches and Lake 1 Fence line  
Repair Inlet Gate and access Lake 3  
Mowing Lawn and Cleaned up Horse Shoe Pits  
Installed metal signs, lights front entrance.

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.

Mark Kennedy reminded everyone; the community 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.

Randy Hodges motioned to approve last year's meeting minutes. Blair Presti second the motion and everyone voted in favor of approving the minutes.

Mark Kennedy opened discussions about the voting issue to increase funding for the HOA. Mark stated the ballot contained two items for the Silver Creek membership to vote on. Mark handed out a memorandum describing each issue and the reasoning why the HOA board is requesting a funding increase. Mark summarized the following results:

Ballot Question #1 Raising the annual dues from \$1,250.00 to \$1,500.00. Membership voted unanimous in favor of this increase.

Ballot Question #2 Removing \$8,000.00 Cap on the transfer fee. Less than 50% voted in favor. As a result, this measure failed to obtain enough votes to pass. Transfer fee cap is still in effect.

Dennis Cuchiara questioned the validity of the ballots because they did not require the voting member to sign and date the ballot. Kennedy suggested that due to the overwhelming response and no question of impropriety, there was no reason to not accept the outcomes.

Joel Ohlsen believes the HOA regulations only allow for a vote in person at a meeting not by mail. Joel suggested we have one final vote at the meeting to resolve any discrepancies. It was agreed the HOA board would look into this matter and propose to make a change to the HOA regulations if required. Joel Ohlsen motioned to approve the ballot measure results as voted upon by mail at the meeting. Mike Miller second the motion and everyone present at the meeting voted in favor to ratify the results of the mail in ballot.

A motion was made by Randy Hodges to elect the following officers for the Silver Creek HOA. Blair Presti second the motion and everyone voted in favor of the motion.

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

Joel Ohlsen requested the website be updated with the current meeting agenda along with the meeting minutes when they are completed.

Bill Lawrence gave an update concerning the gated entrance on the property. The gate worked well throughout the winter with the exception of one instance where it stopped working. The gate has sensors that will stop its movement when it hits an object while opening or closing. In a manner similar to a garage door opener this protects individuals from being hit or struck when the gate opens or closes. If the sensor is tripped three consecutive times the gate will stop working entirely until maintenance is performed. During the winter, snow was piled up near the gate that tripped the sensors. We have changed our roadway snow clearing operations to reduce the likelihood this will happen again. The HOA requests membership to not use the gate as a snowplow and shovel away any excess snow from the swing area prior to using the gate. This summer the architectural metal works will be installed and painted completing the project. Mark K will send out an instructional video explaining how to manually open and close the gate in the event it is not operating.

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

Bill Lawrence did not anticipate much work being performed on the HOA facilities this summer. Bill will review with Les Anderson when he returns from vacation.

Les Anderson prepared updated financials information for Mark Kennedy to discuss at the meeting. Mark distributed the financial statements and noted the financial statements are available on the Silver Creek website. Mark reviewed the following items:

- Expenses as shown are the exact amounts
- Wells Fargo CD (\$20,000.00) is the HOA reserve
- Fish and Feed and importance of Member donations
- Weed Spraying expense by a consultant. HOA will self-perform this year.
- The anticipated payables are for expenses to complete 2024.
- 5 members still owe dues.

Mark asked the membership to reach out to Les Anderson with any questions when he returns from vacation.

Some of the members request we show an annual budget to compare actual expenses to and to better forecast when the HOA is in a funding shortfall. Joel Ohlsen, Mark Kennedy and Bill Lawrence agreed to review this with Les prior to next year's meeting.

Dennis Cuchiara our leader of the Fish Committee provided meeting minutes concerning the Silver Creek fishery.

Dennis C. highlighted the following:

1. New fish were stocked last week. Costs per pound of fish are going up.
2. Please release fish immediately after being caught. This helps with stress.
3. Please follow the Fish Committee rules concerning logging in our guests.
4. Dennis C will be available after the meeting to answer any questions.

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.

Joe Bower was unable to attend the meeting and update the status of the finances for snowplowing this past winter. Joe will update everyone this fall via email.

**General Discussion:**

Eric Bewley noted that the posts on his dock are lifting out of the ground. Bill Lawrence suggested this could be from the frost/ice in the winter months. The next time there is a backhoe on the property the posts can be driven back into the ground.

The HOA meeting concluded at 6:55 pm, followed by a BBQ dinner.

Respectfully Submitted by,  
Bill Lawrence, Secretary