



Silver Creek Ranch Homeowners Association

01/23/18
7:05 pm – 8:15 pm

Silver Creek Ranch - Club House

Facilitators: Christina Peterson-President,
Star Dallas-VP/Treasurer,
Quinton Wiggles-Secretary

Subject: Regular HOA Meeting

Invited: All SCR Homeowners (HOs) and LS Management

Attendees: Dana K, Doris H, Deborah W, Elva A, Andrew F, Geneva M, Sarswati P, James J, Quinton W, Traci L, Star D, Barbara S, Wadell P, Gaudencio M, Cynthia N, Latedra H, Benjamin P, Helen C, Charles F, Kenneth H, Antoinise N, Michael B, Deborah G, Estelle M, Christina P, Michael S, Kim S, Phyllis W, Shirley W, Kim E, Conswellar H, Debbie M, Deborah C, Simone J (LS Management)

Meeting Minutes

Topic	Resource
1. Call to Order Time- 7:05p	Christina Peterson
2. Introduction of New Board members <ul style="list-style-type: none"> • Christina Peterson-President, • Star Dallas-VP/Treasurer, • Quinton Wiggles-Secretary 	SCR Board of Directors (BOD)
3. New Business <ul style="list-style-type: none"> • Website updated- scrshoa.org • ACC Committee has been established. Duties include reviewing and approving ACC requests and reviewing ACC violations • Welcome/Social Committee has been established • Call for additional committee members and additional committees- no additional homeowners volunteered • Brief review of bylaws- Peterson explained that SCRHOA was converted to property owner’s association via 2006 amendment, explained abatement procedures, notice requirements, and hearing requests • Peterson explained bylaws will be updated in the near future • 2018 assessments were discussed- Assessments are \$350 if you pay by 2/15/18, \$375 after. Assessments are late if paid after 4/1/18 and will incur late fees at that time. • 2017 Financials were reviewed and 2018 Budget was discussed. Board promised to review all current contracts and request proposals from new vendors to get our costs down. 	SCR Board of Directors (BOD)

Meeting Minutes

Topic	Resource
<ul style="list-style-type: none"> • Discuss state of affairs for SCRHOA- HOs were advised that SCRHOA is still in the middle of litigation and that we were looking to settle the case in order to move forward. • HOs were advised that if they know of any reputable, licensed, and insured pool companies, landscapers, and property management companies, they can submit their info to the BOD via the website scrshoa.org for consideration. 	
<p>4. Floor open to questions and concerns to Hos:</p> <ul style="list-style-type: none"> • HO expressed concern that we paid Callins a great deal of money in attorney's fees, more than what was budgeted or represented to HOs- BOD advised that the decision was made before the new board was established and Joel Callins/The Callins Firm LLC contract has been cancelled. Any HOs who was working with Callins on any collections matter shall immediately contact LS Management. • HO asked about balance of assessment fees on HOA website- BOD advised that we are using LS's system and currently it does not show full balance, only gives option to pay. BOD is working on getting a new system in place. • HO asked if we had to remain POA- BOD advised that since it was never challenged upon filing with the court, then the change is deemed valid. Only way to convert back is in accordance with bylaws. • HO Inquired of a gated community- BOD advised a gated community is costly, HOA assessments would be higher, and it may not be feasible as gates may stall traffic. • HO inquired if ACC form be uploaded to website or forms for ACC appeals- BOD advised that forms had to reviewed and edited before they were uploaded to website. If there are immediate requests, Hos may email the board or submit via the website online. • HO inquired if assessment fees had to be zero before modifying property- BOD advised that is not a policy of the BOD at this time. • HO inquired if we will be keeping LS management- BOD advised that all contracts would be reviewed and we will consider any reputable companies. • HO inquired if we could have HOA meetings more often- BOD agreed to meet every other month until we got the HOA back on track. 	HOs
<p>5. Adjournment Time- 8:15p</p>	Christina Peterson