

Silver Creek Subdivision Residents Association Inc.
Annual Meeting
July 20, 2019

Board Members Present: Gary Barber, Martha Greenwald, Tim Morris,
Dennis McCoy, Aseem Chaudary

The meeting was called to order at 10:00am by Gary Barber. Martha Greenwald served as secretary. A motion to accept the minutes from the annual 2018 meeting was made by Gary Barber and seconded by Tim Morris.

President's Report: Gary asked the Board members to introduce themselves. Then he reviewed the major areas of focus of the Board during the past year, which was highlighted in his annual President's report letter.

He discussed that the Silver Creek HOA continues to be a financially healthy association with a dedicated Board of Directors and a strong core of active volunteers working to make this HOA one of the best in Metro Louisville. The volunteer Board members met every month to discuss resident requests, community maintenance, account delinquencies, safety issues and neighborhood improvements. The Board made every attempt to respond and resolve resident questions and requests in a timely manner.

Communications: During the last year, the Board produced 2 newsletters, occasional flyers for special events, and had a social media presence responding to questions and concerns. In an effort to promote neighborhood communication, the Board has produced a new community website, designed by Silver Creek resident Michael McWilliams, that is accessible for everyone to receive neighborhood related information from a single source. The website is still being developed and we are working to make it even more beneficial in the future.

www.silvercreeklouisville.com

If residents have any photos of a community event that they would like to share on the site, they should email digital JPG files to the Silver Creek Board at board@silvercreek.hoaspace.com.

Property Maintenance: The Board responded to issues surrounding yard maintenance, fallen trees, garage doors and other items affecting the aesthetics of the community.

It took a while but there is finally have a replacement entrance sign. LG&E has just recently inspected the electric and replaced the meter. The lighting has been replaced and now the irrigation system is being repaired. The Board would also like to improve the landscaping at the Silver Creek entrance and welcomes suggestions.

Social: The event year began with our scheduled neighborhood bulk trash pick-up followed by our annual community movie night, which brought out a good size crowd. This year's community yard sale was a rough one. The extended rainy weather overshadowed everyone's effort to participate. There are a few more events planned for the remainder of the year. Please stay up date by following our events schedule posted on Silver Creek's website, our Facebook page and circulating community newsletters.

2019-2020 Goals for Silver Creek:

- Improve neighborhood communications via website
- Community surveys
- Structured forms to document requests /complaints (downloadable from website)
- More community involved social events
- Recommended contractors listing page on website
- Increased neighborhood security

Side Note: During the execution of the entrance sign project, the Board learned a lot. They learned not just about how LOW of a priority external entities viewed our situation, but also about things they can improve upon as the HOA board. Communication with the residents was paramount and always remains a priority. Most of the sign updates came via NextDoor, which at the time seemed like the best way to communicate progress. Now, however, Silver Creek has a new website which will be more useful when we need to communicate since not everyone uses NextDoor. In fact, the sign rebuild inspired the development and kickoff of the new community website.

Lastly, Gary gave thanks to the tireless Board members, outgoing Treasurer Jennifer Brady, Secretary Martha Greenwald, Vice President Tim Morris and Social Chair Aseem Chaudhary. Gary said that their commitment to this fairly thankless, unpaid and sometimes unappreciated job is commendable. They care and represent the homeowners of the Silver Creek with dignity and grace. He thanked them for their support to him as HOA President.

Our new Councilman, Markus Winkler, was present at the meeting and came up to address the meeting attendees and to answer questions. He has taken over the duties to support Silver Creek and all of District 17. Along with his Legislative Assistant Kip Eatherly, who has always been supportive in our efforts to improve Silver Creek, he emphasized that his office is here to support Silver Creek.

Kip is very helpful and we should not hesitate to contact him. Winkler discussed crime first. He said that luckily our crimes seem to be dominated by car break ins, but also several car thefts, with keys in car. The LMPD would like to emphasize:

don't leave cars unlocked and/or valuables in vehicles. There will be an increase in speeding monitoring within key corridors. He discussed that overdevelopment of our area is an immediate concern, particularly with the large apartment complex, and two new hotels being built on Simcoe Lane. Winkler plugged the new Northeast Regional Library and urged everyone to visit, saying it is "spectacular." He mentioned a fantastic children's area, robotics, adult coding classes, and demo kitchen.

Residents asked Winkler several questions pertaining to traffic, the VA Hospital and traffic rezoning. Winkler explained the complexity and redundancy of oversight committees and dealing with the planning commissions.

Winkler was asked how many fewer officers will we have in the area, given the metro area budget cuts? The response is we *will* have less, but how many is an unknown. Gary thanked Councilman Winkler for spending time with us.

Treasurer Report:

Tim discussed how Silver Creek's finances are proceeding. As of 7/20/19, there is 62,000 in the bank. The Board did not increase dues this year. The balances will increase by about 16,000 to 20,000 once the insurance company reimbursement for the sign rebuild is received. Tim has increased funds for 2019-2020 for safety patrol, repair and maintenance. In general, Silver Creek's debt is very low right now. Most residents have paid their dues, fines, and the community is in better shape than it has been for a while.

This conversation then segued to the idea of installing security cameras at key spots in the development. Inspired by the recent car theft on Biles, Tim has discussed this concept with fellow residents and there seems to be broad support for the idea of it.

A resident questioned how we would deal with privacy issues if there are cameras and the Board echoed this concern. This is in its beginning stages and the Board will explore it more fully, soliciting resident input. Right now, it seems like the cost would be 9 to 12,000. A resident commented that she would like us to speak with other HOA's who have the cameras to gain context. The HOA would not be monitoring these cameras; they would be for the police to examine, if needed.

Further, in the first portion of the open discussion, the topic turned to lawn maintenance, how to deal with the subjectivity of the deeds, and the importance of keeping the neighborhood attractive.

Tim encouraged neighbors to first speak to their neighbors when there is a problem. In extreme cases, or when no progress is made, residents need to contact the Board and Dennis will take care of it.

At this point, the Board asked who would like to join them and fill an open spot. Larry Vangen was the only person who was interested. He introduced himself. As a retired accountant, and 19 year resident, he wants to help the community. All attendees approved Larry and congratulated him as a new member of the HOA Board.

Gary discussed Officer Seamon and his duties and activities. Since Officer Seamon began patrolling Silver Creek in October 2018, he has spent approximately four hours per week in the neighborhood and his presence has made an immediate impact. He has been very visible throughout the community and has been sociable when approached by our residents. When he is patrolling, Gary encouraged our residents to introduce themselves.

Officer Seamon activities from his weekly reports:

Bus Stops: Patrolling the school bus stops in the mornings to monitor student safety and to deter speeders and careless drivers. He has also been watching the overcrowded conditions when parents/caretakers park too close to each other and the bus.

Parking: there are four main parking issues in Silver Creek. 1) Cars that are parked on the wrong side of the street, facing in the opposite direction. 2) Too many cars parked too closely to mailboxes and driveways, and/or clustered around the curves in a road, thus causing unsafe conditions and visibility problems. 3) Large trucks and SUV's parked on both sides of the road (particularly on Biles), without alternating placement, which renders delivery and safety vehicles unable to get through. 4) Parking too close to an intersection. Officer Seamon investigates these situations and issues citations when appropriate.

Traffic violations: Silver Creek has many stop signs and many drivers (both from our subdivision and elsewhere) who ignore the signs. There are also occasional speeding issues. Officer Seamon has issued many citations pertaining to both common scenarios.

Compliance: There have been several residents who have parked cars with expired tags, no insurance, or cancelled tags in the street. This is illegal and these residents have been asked to deal with their cars and sometimes have been cited.

Safety: Officer Seamon often notes that residents are leaving their garage doors open, both during the day and at night. This leaves an opportunity for thieves and intruders. Residents should close their garage doors and bring garage door clickers inside when they come home. In the colder months, he has noticed residents allowing their cars to warm up without anyone in the car, which creates a potential theft scenario.

General Issues: Officer Seamon has spoken to residents regarding barking dogs, safe golf cart use, false burglar & fire alarms, and potentially suspicious drivers and/or pedestrians. He has also spoken to some neighborhood children about the importance of playing more safely.

The Board re-opened the general discussion:

A resident of Biles Court registered discontent about the level of sound at the recent movie night. He claimed that the sound level during some of the action scenes “rattled” his house. Gary discussed that next year the bass level could be turned down and the screen reversed in the opposite direction.

Another point of discussion was that some of the trees on Biles are overgrowing the street and how would that be dealt with. Similarly, some residents’ hedges are covering sidewalks, which makes it difficult for those with strollers to proceed at times.

A resident asked if one could cut down a tree on one’s own property. The Board did not feel there were restrictions on this.

A resident asked if the Board would consider putting a deed-restricted community sign at the front entrance, to emphasize this subdivision has rules. Gary said he’d been thinking the same thing.

After Gary thanked everyone for coming, and emphasizing that the Board always wants to serve for the benefit of the entire community, the meeting was adjourned at 11:10am.

x _____
PRESIDENT

X _____
SECRETARY