

Silver Creek HOA

Annual Meeting Minutes

Date: May 18, 2026

Time: 7:00 PM

Location: Silver Creek Neighborhood Meeting

Call to Order

The meeting was called to order at 7:00 PM by President Adam Henderson.

Board Members Present

- Adam Henderson – President
- Jennifer Pietila – Covenants
- Jill Henderson – Secretary
- Jake Zuniga – Ad Hoc Support

Board Members Absent / Vacant

- Vice President – Vacant
 - Treasurer – Vacant
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Introduction & Opening Remarks

The Board discussed the role and responsibilities of the HOA, including:

- Neighborhood events and community engagement
- Covenant enforcement
- Pool oversight and key distribution
- Vendor management
- Maintenance of common areas
- Dues collection and financial oversight
- Long-term neighborhood planning and repairs

The Board reiterated that HOA Board members are volunteers and manage HOA responsibilities in addition to full-time jobs and personal commitments.

Financial Overview

The Board presented an overview of HOA finances and discussed:

- Current account balances
- Operational expenses
- Landscaping and pool-related costs
- Rising maintenance and insurance expenses
- Outstanding unpaid HOA dues

The Board stated that efforts are ongoing to improve collections and financial processes moving forward.

Tax & Compliance Discussion

The Board informed homeowners that it had recently discovered HOA tax filings do not appear to have been completed since approximately 2014 and that prior audits may also be incomplete.

The Board advised that accounting and legal professionals are currently being consulted in order to:

- Bring filings current
- Evaluate prior-year obligations
- Ensure compliance moving forward

Estimated current-year filing costs and potential additional historical filing costs were discussed.

Pavilion Discussion

The Board discussed the condition of the neighborhood pavilion and advised homeowners that the structure has been identified as potentially structurally unsound due to deficiencies in the original construction.

The following repair/replacement options were presented:

- Demolition of the existing structure
- Structural repair
- Full replacement with a similar structure
- Replacement with an alternate design

Estimated project costs ranging from approximately \$10,000 to \$50,000 were discussed depending on the option selected.

The Board advised homeowners that:

- No final decisions have been made
- Additional contractor input may be required
- Grants or outside funding opportunities may be explored
- A special assessment may need to be considered depending on the final project scope and cost

Homeowner feedback regarding future pavilion design and usage was requested along with contractor referrals.

Pond Discussion

The Board discussed ongoing issues with the neighborhood pond fountain and advised that the current fountain is no longer functioning properly.

Options discussed included:

- Replacing the existing fountain
- Installing a bubbler system
- Removing the water feature entirely

The Board advised that additional homeowner feedback would be considered before any final decisions are made.

Wall Repair Discussion

The Board discussed a crack identified in the brick wall near the playground area.

The Board advised homeowners that:

- A structural evaluation is needed
- Additional assessment is required to determine the extent of repairs needed
- Tile replacement and additional maintenance may also be necessary

No repair decisions or cost estimates have been finalized pending professional evaluation.

HOA Management Company Discussion

The Board discussed the possibility of partnering with a professional HOA management company.

The Board advised that:

- No decisions have been made
- The Board is currently gathering bids and evaluating options
- Management companies may assist with:
 - Dues collection
 - Administrative support
 - Vendor coordination
 - Homeowner communication
 - Financial reporting
 - Covenant administration

Estimated annual costs and service levels were discussed generally.

The Board stated that the discussion is being driven primarily by increasing administrative workload and difficulty maintaining volunteer participation.

Board Openings & Volunteer Discussion

The Board advised homeowners that:

- The Vice President position is currently vacant
- The Treasurer position has been vacated
- Additional homeowner participation is needed for long-term HOA operations

The Board encouraged homeowners to consider volunteering or participating in future Board service.

The Board also discussed that continued difficulty filling volunteer positions may increase the likelihood of transitioning to some level of professional HOA management support in the future.

Open Discussion

An open discussion period was held following the presentation. Homeowners provided feedback and discussion regarding:

- Pavilion repair/replacement options
- Pond fountain versus bubbler systems
- Potential HOA management companies
- Neighborhood maintenance priorities
- Special assessment concerns
- Volunteer participation and future Board involvement

No formal homeowner votes were conducted during the meeting.

Adjournment

There being no further business, the meeting was adjourned.
