



SILVERCREEK  
ASSOCIATION MANAGEMENT

## CASCADES RESIDENTIAL OWNERS' ASSOCIATION

Professionally Managed by: Silvercreek Association Management

6060 Sunrise Vista Dr, Suite 3400, Citrus Heights CA 95610

[www.sc-manage.com](http://www.sc-manage.com)

### BOARD OF DIRECTORS MEETING

September 27, 2023 – 5:30 PM

135 MARBLE CANYON DRIVE

Or

Join Zoom Meeting

<https://us06web.zoom.us/j/2289359058>

Meeting ID: 228 935 9058

One tap mobile

+16694449171

### MINUTES

- I. CONVENE 5:30 PM Craig McIntosh, Jonna Buer, Sara Tabrizi, Betty Brody, Robert Gregory, Teresa Isom, and Mary Jane Alonso, For the presentation – Olaf Kroettinger and Laura Ravazza.
- II. APPROVAL OF MINUTES – A motion was made and second to approve the minutes as presented (S. Tabrizi (M); C. McIntosh (S); Unanimous).
- III. FINANCIALS REVIEW
  - a. August Financial Report – We are on track for the 2023 budget.
  - b. Budget Review – The assessment will be \$195/mo. beginning in 2024.
  - c. CD Rates Update – The Board has asked that the CDs be automatically moved to a prior rate instrument upon maturation in November. Management to follow up with accounting to ensure this occurs.
- IV. CAMERA PRESENTATION – WATCHDOGS SURVEILLANCE
  - a. Cloud Storage of up to 30 days of video feed.
  - b. Monitoring of equipment to ensure that it is operational, and cameras are connected (remotely).
  - c. Cameras work well at night regardless of lighting.
  - d. There is application access to Board members to review footage.

#### CAMERA PRESENTATION – SILVERCREEK

- a. Silvercreek recommends community lighting, signages, and neighborhood watch committee.
- b. Camera Expenditures are extremely high and usually not worth the investment.



- V. LANDSCAPE COMMITTEE –
  - a. Met with Norcal to review pear trees that have recently dropped branches and to review the tree pruning to be scheduled in December. Also, there will be one tree removal added to the list for health and safety concerns. If any homeowners have trees in their yard that require maintenance, please contact Norcal to obtain discount pricing. There will be some replacement plants, trimming of society garlic and hedge trimming will be ongoing.
- VI. ARC COMMITTEE
  - a. Superior Fence came this afternoon and recommended redwood with a smaller header and top boards to maintain the same style of fencing with a great reduction in cost. Other materials are not recommended as they do not provide enough longevity or cost-effectiveness. It should be noted that Superior Fence does not paint.
- VII. ENTERTAINMENT COMMITTEE – Tabled.
- VIII. OLD BUSINESS – N/A
- IX. NEW BUSINESS
  - a. Reserve Study – management to send a hard copy for Craig’s signature.
- X. HOMEOWNER DISCUSSION
- XI. Next Meeting - October 25, 2023 at 5:30 PM
- XII. ADJOURN TO EXECUTIVE SESSION - 6:23 PM