



SCC POA 2025 ANNUAL MEETING

DATE: Saturday October 25, 2025

TIME: 10:30 AM

LOCATION: 6956 Silver Creek Lane and via ZOOM

PRESENT: Jon Wolfe, President Jeff Kane, Vice President
 Alice Keel, Treasurer Marianne Ellis, Secretary (via phone)
 Katy Heng, Member at Large (via phone)

CALL TO ORDER: 11:00

QUORUM ESTABLISHED

PRESIDENT'S REPORT:

1. Jon Wolfe reported that the entrance bridge has been installed and we are awaiting the covering either with concrete or asphalt.
2. Our mountain is clearly in growth mode. Please consider joining a committee or getting involved.
3. IN 2026 we will be compiling generalized information on our website so that there is a "go to" space for current and prospective property owners to reference.
4. We will be implementing a new water source policy. Going forward when house plans are submitted you MUST list where your water will be coming from.
5. The new well is up and running. The County has come to perform water testing and the well site will be deeded to the POA. The POA will be paying Hipple \$30,000 for the well. There will be some well taps available for sale



up on Silver Creek Lane and Dogwood will be on the new well. There will have to be an equitable method to determine how the taps will be sold. Selling of the taps will pay down the loan of \$30,000 which is necessary to purchase the new well. The cost of a well tap is yet to be determined.

TREASURER'S REPORT, Alice Keel

1. As of today there is \$6,423 in the general fund, \$65,300 in the bridge/roads money market account and \$1,023 in the water repair fund.
2. 2026 Prospective budget was presented. No increase in dues for 2026.

ELECTION OF 2026-2027 BOARD MEMBERS

Jon Wolfe, President

Marianne Ellis, Vice President

Katy Heng, Secretary

Jeff Kane, Treasurer

Alice Keel, Member at Large

MEETING ADJOURNED 11:47

Profit and Loss

Silver Creek Community POA Inc

January 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
4000 Income	
4100 Dues	-\$140.00
4110 POA Dues	106,445.52
4120 Late Fees	25.00
Total for 4100 Dues	\$106,330.52
4200 Assesment Income	
4210 Lodge Renovation Assesment	210.00
Total for 4200 Assesment Income	\$210.00
4300 Water System Income	
4351 Water System Dues	3,281.23
Total for 4300 Water System Income	\$3,281.23
4400 Other Income	
4420 Sale of Remote	50.00
4460 Interest Income	79.44
4490 Uncategorized Income	6,040.00
Total for 4400 Other Income	\$6,169.44
Total for 4000 Income	\$115,991.19
Sales	1,359.50
Unapplied Cash Payment Income	-7,484.59
Total for Income	\$109,866.10
Gross Profit	\$109,866.10
Expenses	
5000 EXPENSES	
5100 Financial Expenses	
5130 Legal Fees	209.00
5150 Banking Expense	350.50
5153 Credit Card Processing	1,112.23
5195 Write Offs	3,265.00
5800 Taxes	3,169.22
Total for 5100 Financial Expenses	\$8,105.95
5200 Office Expenses	
5215 Office Expenses and Supplies	1,148.55
5220 Administration Expense	16,528.00
5276 Postage	173.22
5277 Printing	48.02
Total for 5200 Office Expenses	\$17,897.79

Profit and Loss

Silver Creek Community POA Inc

January 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
5300 Operating Expenses	
5314 Equipment Expenses	2,060.93
5320 Grounds Maintenance	6,200.00
5340 Road Maintenance	50,406.55
5342 gravel	9,950.08
5350 Pool Maintenance	2,196.20
5351 Permits & Licenses	150.00
5360 Security	683.00
5370 Lodge Maintenance	2,673.71
Total for 5300 Operating Expenses	\$74,320.47
5400 Insurance Expenses	\$2,886.00
5420 Surety Bond	252.00
Total for 5400 Insurance Expenses	\$3,138.00
5500 Marketing & Hospitality	
5510 Food & Entertainment	167.75
Total for 5500 Marketing & Hospitality	\$167.75
5600 Commiunications	
5610 Internet	660.00
5620 Email Account	297.00
5660 WebSite	373.34
Total for 5600 Commiunications	\$1,330.34
5700 Utilities Expenses	
5560 Electric-Lodge/Cabana/Gate	4,309.38
Total for 5700 Utilities Expenses	\$4,309.38
5750 Water System	
5760 Electricity for pump/well house	2,055.23
Total for 5750 Water System	\$2,055.23
Total for 5000 EXPENSES	\$111,324.91
5280 Annual PO Box Rental	210.00
QuickBooks Payments Fees	902.79
Total for Expenses	\$112,437.70
Net Operating Income	-\$2,571.60
Net Other Income	
Net Income	-\$2,571.60