

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**September 6, 2012**  
**RE/MAX Specialists Board Room**

Present: Tammy Lewis, Glenda Esco, Brian Low, Jennifer Russell, and Kathy Melton representing The CAM Team at RE/MAX Specialists.

The meeting was called to order at 6:43 pm by Tammy Lewis.

A motion was made by Glenda Esco to waive the reading and to approve the minutes of the August 2, 2012 meeting as written. Tammy seconded. None opposed. Jennifer Russell signed the minutes.

**Committee Reports:**

Architectural Review Committee: The ARC Committee currently has five members and is functioning well. The neighborhood will be divided into five sections to allow for better monitoring of ARC issues. Mike Phillips will be handling any requests for the next several weeks while Glenda is out of town.

- A request to expand a patio has been approved.
- Paperwork was submitted for a pergola and fence that had already been installed without Committee approval. The request was approved.
- A fence installed without ARC approval has been approved with conditions. The fence must be either four feet or six feet at the rear, and tapered on the side.
- Letters were sent to two homeowners whose fences are on the pond easement access. One fence has been moved. The other homeowner is in contact with Lennar to have the issue corrected
- A letter will be sent to a homeowner who put in a shed without a fence and no ARC form was submitted.

Several trailers have been noted in the neighborhood. The Board requested that the attorney send a letter to one of the chronic offenders who has already received a final notice.

A speed limit sign has been removed and a part of the pole remains. Management will follow-up to have the pole removed.

A bench swing is currently on the easement area at the pond and needs to be removed to allow the landscape company to mow in the area.

**Funds:**

The balance in the Operating Account at the end of August was \$105,434.16. The balance in the Money Market Account was \$123,745.19.

Collection actions are currently being updated by the attorney, so no collection tracker was presented and no actions were requested. A list of homeowners whose accounts are more than 90 days past due was presented to the Board. Glenda made a motion to suspend the homeowner's rights to vote and to use the pool. Brian seconded. None opposed. Management will send out a letter informing the homeowners that their rights have been suspended. Statements and a warning note will be sent to seven homeowners whose accounts are approaching the 90 day time frame.

**Old Business:**

The piece of the sidewalk at Firefly Dr. and Silverado Circle that was not installed originally by Adams Homes is being poured on Monday or Tuesday of next week.

The "Back to School" neighborhood event will be held on September 8<sup>th</sup>. A homeowner approached the Board to set up an obstacle course, however there is not enough time to coordinate the activity for this event. A list will be compiled of homeowners who would like to offer items for future events so that insurance can be checked.

A meeting was held with the owner of Amenity Staffing Services concerning pool monitors and hours. An audit was conducted and the Association received a refund. Overall, the total amounts paid on the contract should come in at or a little below the original contract price, even with the additional hours requested over the summer. One of the pool monitors has been removed from the neighborhood. The contract for pool monitors was extended for one additional weekend to cover the neighborhood event. Management will contact Amenity Staffing Services to request the return of key fobs and storage room keys.

The 2013 Budget was discussed and will be voted on at the October meeting.

**New Business:**

The pool and common areas, including the ponds, are still in the developer's name. Attorney Ted Brown is attempting to make contact with the developers to get these areas changed into the Association's name.

The Association will be faced with several large projects next year:

- Bids are being requested to resurface the pool and repair the deck. A suggestion was made to add drains in the bathroom. Work would need to be scheduled after the cold season passes.
- Pond 15 has serious erosion issues. Jim Proctor has a new netting-type product that can be put on the embankment and a quote has been requested. Jeff's excavating will be contacted to dredge the pond.

Grass carp are being added to several of the ponds by Aquatic Systems. The Board requested that the information be included in the next newsletter.

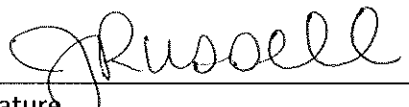
Any suggestions/articles for the next newsletter should be forwarded to Management as soon as possible.

The next meeting will be held on Monday, October 8, 2012 in the board room at RE/MAX Specialists. Kathy Melton, the Community Association Manager, will be out of town on the regular meeting day to attend a Community Association Institute event.

All business being completed, Brian made a motion to adjourn the meeting. Tammy seconded. None opposed. The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Kathy Melton, CAM

 \_\_\_\_\_ 10/8/12  
Signature