

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
October 8, 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 6:41 pm by Tammy Lewis.

A motion was made by Glenda Esco to waive the reading and to approve the minutes of the September 6, 2012 meeting as written. Brian Low seconded. None opposed. Jennifer Russell signed the minutes.

Committee Reports:

Architectural Review Committee: The ARC Committee will be meeting next week to discuss several items, including dividing the neighborhood into five areas so each committee member can better monitor ARC issues.

- A new request to install a fence has been approved.
- An outstanding ARC request that was referred to the attorney has been approved with the stipulation that the plants and fence must be moved in from the property line by five feet.
- A homeowner who agreed to move their shed has not submitted a revised ARC form showing the new location of the shed. In addition, the fence installed in the rear appears to be on the easement. The ARC Committee will visit the property.
- Brian agreed to contact a homeowner who submitted a request for multiple ARC items and left a frustrated message with Management.
- A homeowner who expanded the driveway without submitting the proper paperwork contacted Management after receiving a letter from the attorney. The ARC form was submitted, but a survey or drawing has not been received. The ARC Committee is working with the homeowner to complete the application so approval can be given.
- The case of a homeowner who installed a shed without submitting the proper paperwork will be referred to the attorney.

A homeowner who received a letter from the attorney concerning a landscape trailer has agreed to stop storing the trailer in the neighborhood. The Board agreed that lawn violations will not be sent once the dormant season for lawns begins.

Funds:

The balance in the Operating Account at the end of September was \$100,019.84. The balance in the Money Market Account was \$127,436.10. All reserve transfers are up to date.

The October 2012 Collection Tracker was discussed in detail. The recommended actions to file two (2) intents to lien, five (5) liens, and four (4) foreclosures were approved. A list of homeowners whose accounts are more than 90 days past due was presented to the Board. One homeowner had made a partial payment. Glenda made a motion to suspend the other five 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. A statement will be sent to the other homeowner. Statements and a warning note will be sent to forty-seven homeowners whose accounts are approaching the 90 day time frame.

Old Business:

The attorney found addresses for the Developers and has sent correspondence concerning transferring the name of the pool and common areas into the Association's name. One of the Developers is in bankruptcy. Ted Brown, the attorney, expects to be able to talk to the other Developer.

The 2013 Operating Budget was reviewed. A motion was made by Brian to approve the budget with quarterly assessments of \$125.00. Glenda seconded. None opposed. An article about assessments will be included in the next newsletter, along with information that the Operating Account provides for payment of the day-to-day operations of the Association. The Reserve Account covers capital expenses to maintain the ponds, drainage system, pool, etc. Coupon books will be mailed to homeowners in early December.

The Neighborhood Garage Sale will be held on Saturday, October 13th from 8 a.m. to noon. An advertisement has been placed in the newspaper. Jennifer will post the information on Craig's List.

New Business:

The Halloween Decorating Contest judging will be done on Sunday, October 28th. The judges are people who are not residents or owners of properties in Silver Creek. Owner's accounts must be in good standing to be eligible for the contest. Winners will receive:

- 1st Place - \$100 gift certificate to a local restaurant
- 2nd Place - \$50 gift certificate to a local restaurant
- 3rd Place - \$25 gift certificate to a local restaurant

Prizes for the Holiday Decorating Contest were approved. Winners will receive:

- 1st Place – Payment of 2013 first quarter assessments
- 2nd Place – Payment of \$75 towards 2013 first quarter assessments
- 3rd Place – Payment of \$25 towards 2013 first quarter assessments

The pool needs an algae treatment. Amenity Services will take care of the treatment at no charge to the Association. The pool will need to be closed for a week, and the dates of October 22nd – 26th were chosen. The information will be posted on the website.

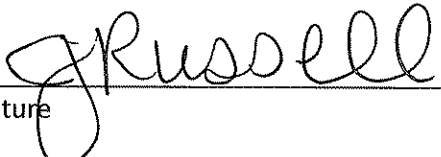
The attorney has been authorized to send a letter to Adam's Homes concerning the placement of a sales trailer on one of their lots on Firefly Dr.

The next meeting will be held on Tuesday, November 1, 2012 in the board room at RE/MAX Specialists.

All business being completed, the meeting was adjourned at 7:57 p.m.

Respectfully Submitted,

Kathy Melton, CAM



Signature

11-1-12