

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
January 6, 2011
Lennar Model Home

Present: Tammy Lewis, Brian Low, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were Mike Phillips, Theresa and Ed Smith, Glenda Esco, Barbara Ward, and David Watts from Lennar Homes.

The meeting was called to order at 7:03 pm by Brian Low.

The minutes from the December 2, 2010 meeting were read by Brian Low. A motion was made by Brian and seconded by Tammy to approve the minutes as read. None opposed.

Committee Reports:

Architectural Review Committee: Several outstanding requests were discussed. The Committee asked Management to request additional information from a homeowner who would like to put in a shed, including location of the shed and verification of the height. A request by a homeowner to expand their driveway/parking area with rock was approved with the stipulation that the homeowner will be responsible for any damage caused to the sidewalk.

Old Business:

The fines policy is being reviewed and finalized. Several more volunteers are needed for the Fines Committee. Theresa Smith volunteered for the Hospitality Committee. Items to include in the welcome packet were discussed.

Management is working on the newsletter, but very few articles have been submitted. Several ideas of items to include were discussed.

The First Annual Lighting Contest went very well. Judging was done by persons outside the neighborhood and gift cards were given to the top 3 winners (courtesy of Lennar Homes). The winning home was: 3261 Silverado Circle. Congratulations!

New Business:

The front entrance sign is in need of attention as several areas are starting to crack.

The Board would like to institute a Yard of the Month program in the spring. David Weeks offered for Lennar to provide gift cards for the winners.

The pond contract is up for renewal in April. The Board asked Management to request bids. The pond shared with the Southbank neighborhood needs to be added to the liability insurance policy.

Upcoming Events:

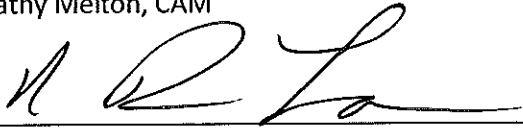
- The Covenants and Restrictions call for the Annual Meeting to be held in April. The first available date the Board can arrange is May 5th. Management will reserve Lake Asbury Junior High School for that date and the meeting will be scheduled for 7:00 p.m.
- A neighborhood clean-up has been scheduled for Saturday, May 14th.
- The first neighborhood garage sale is scheduled for Saturday, April 9th.
- Lennar will be sponsoring a movie night on March 5th, with a rain date of March 12th, at the pool area. Pizza will be provided.
- Ideas for an Easter event were tabled until the next meeting.

Management is conducting regular compliance inspections. The Board asked that letters be sent to homeowners who still have Christmas decorations up after January 30th.

The meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Kathy Melton, CAM

 3 FEB 2011

Signature