

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
October 11, 2013
Lake Asbury Elementary School Cafeteria

Present: Barbara Ward, Jennifer Russell, Sandi Smith, Mike Trimmer, and Kathy Melton representing The CAM Team. Homeowners in attendance: Harley Blackstock, Marilyn Pettway, and Kimberly McPherson.

The meeting was called to order at 6:00 pm by President, Barbara Ward.

Copies of the minutes from the September 5th Board Meeting, September 13th Landscape Meeting, September 23rd Community Meeting, and September 26th Pool Meeting, were emailed to the Board in advance of the meeting. A motion was made by Sandi Smith to waive the reading and to approve all of the minutes as written. Jennifer Russell seconded. None opposed. Sandi signed the minutes.

Homeowners Forum:

Harley Blackstock commended the Board of Directors for holding the Community Meeting and felt that it was helpful to homeowners.

Committee Reports:

Barbara asked Mike Trimmer to take over as Board liaison to the Architectural Review Committee. Mike agreed but stated that he could not take over until next month due to work commitments.

Sandi Smith will be the Board liaison to the Landscaping, Ponds, and Preserves Committee. David Harsey, with Jeff's Excavating, said that he "dropped the ball" on the bids to repair the ponds and will provide them within the next few weeks. A storm drain cover on Pond 13 was moved and created a safety hazard. David replaced the cover and sent a bid of \$450.00 to secure it. The bid was approved, but a question was raised as to whether this was a county issue. Management will confirm with the county before authorizing the work.

Architectural Review Committee:

- An updated copy of the ARC tracker was provided to the Board.
- A homeowner's request to install a patio needs one more approval.
- A new request was received from a homeowner for landscaping and installation of gates. A copy of the survey was not provided and has been requested from the homeowner.
- A final appointment has been requested by the Committee to meet with a homeowner to confirm that his shed has been brought into compliance.
- The approval letter for a fence and shed was sent to a homeowner. The file is now closed.

Funds:

The September 2013 financials were emailed to the Board in advance of the meeting. The balance in the Operating Account at the end of September was \$156,456.72. The balance in the Money Market Account was \$134,000.70.

The October 2013 Collection Tracker was discussed in detail. A good response has been received to the latest legal actions taken. A motion was made by Jennifer to approve the requested actions to file two (2) notices of intent to lien and four (4) Association foreclosures. Mike seconded. None opposed.

Old Business:

Valley Crest is the new landscape contractor. A map has been provided showing the mowing schedule, including ponds. A complete irrigation inspection was completed and bids were submitted for repairs totaling \$2,370.00. A motion was made by Sandi to authorize the irrigation repairs. Jennifer seconded. None opposed. Funds from Landscape Enhancement will be used for these repairs. Valley Crest treated for chinch bugs. A \$700.00 refund check was received from Tree Amigos to compensate for the failure to mow the ponds at the end of the contract.

A Community Meeting for homeowners was held on Monday, September 23rd. Eighteen homeowners attended and the meeting was very informative.

A motion was made by Barbara to add Jennifer Divona to the Pool Committee. Sandi seconded. None opposed. A mission statement will be available at the November meeting.

The water heater was removed from the storage closet at the pool on Tuesday. If he cannot order the computer, Mark Lewis has offered to recommend someone who can take care of the conversion of the cameras and pool card system to The CAM Team.

The recent garage sale was very well-received. Maps were handed out at the entrance. Jennifer has requested a list providing homeowners names, addresses, and lot numbers. A motion was made by Jennifer to add Joanna Hahn to the Events Committee. Sandi seconded. None opposed. A fall Movie Night is still in the planning stages.

Management will contact the attorney to discuss obtaining legal opinions on sheds and Board size.

A final draft of the newsletter is almost complete.

New Business:

A pool consultant contract was provided by Bryan Filing. Several changes were requested, including adding the legal name of the Association, requesting a synopsis be submitted showing what was done and total hours by the first day of the following month, and changing the payment date from the first to the fifteenth of the month. Management will revise the contract and email it to the Board for final approval.

Several members of the Board met with Leslie Pragasam from Aquatic Systems to discuss the ponds. Leslie shared that trees should not be planted by the ponds and has offered to send a list of acceptable plants. A bid was received to add an extra trash pickup day to the contract, but the matter was tabled. The Board requested a quote to do a trash pickup "as needed." Valley Crest will be taking soil samples at the ponds in the near future.

The 2014 Proposed Budget was discussed. Jennifer made a motion to approve the budget as presented. Sandi seconded. None opposed. Assessments will remain at \$500.00 per year, payable quarterly. The approved budget will be mailed out with the coupon books in early December.

A quote was received to install a gate inside the pool area allowing access to the pool equipment - \$450.00. The bid was tabled until more information can be gathered, including a question of whether Association liability might be increased.

Jennifer shared that she advertised the Garage Sale on Craig's List and Swip Swap. She would like to create a Swip Swap page for Silver Creek. She will get more information and present it to the Board at a later date.


Ducks in the neighborhood are a concern. Leslie, from Aquatics, offered to come to a meeting to discuss the issue with homeowners.

Additional signage may be needed at the ponds.

All business being completed, Sandi made a motion to adjourn the meeting. Mike seconded. None opposed and the meeting was adjourned at 7:55 pm.

Respectfully Submitted,

Kathy Melton, CAM


Signature

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Date