

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
January 10, 2014
Lake Asbury Elementary School Cafeteria

Present: Barbara Ward, Sandi Smith, and Kathy Melton representing The CAM Team. Homeowners in attendance: Angie Trimmer and Jennifer Divona.

The meeting was called to order at 6:01 pm by President, Barbara Ward.

Copies of the minutes from the November 7, 2013 Board Meeting and December 13, 2013 Pool Vendor Meeting were emailed to the Board in advance of the meeting. A motion was made by Barbara to waive the reading and to approve the minutes as written. Sandi Smith seconded. None opposed. Sandi signed the minutes.

Homeowners Forum: None

Committee Reports:

Architectural Review Committee:

- Approval for a fence is pending until the homeowner submits information on the materials that will be used for the fence.
- A request for a fence has not been voted on because the homeowner has already installed the fence and it is not in compliance. A letter will be sent by Management.
- A motion was made by Sandi to appoint Barbara as the chairperson of the Architectural Review Committee. Barbara seconded. None opposed.

Landscape, Ponds and Preserve Committee:

- The Board and Management are receiving positive comments on the new landscapers. A few issues with over-spraying along fences have been addressed.
- ValleyCrest will take soil samples from the ponds to have them analyzed. A bid will be requested for replacement of sod on several of the ponds.
- ValleyCrest has made numerous irrigation repairs, including replacement of valves that were not the correct type for reclaimed water.
- The locates have been completed for Pond 2 and work should begin on the pond in the next week or so. Management will send letters to the affected homeowners and will request that David Harsey (with Jeff's Excavating) talk to the homeowner with the easement that will be used during the project.

Events Committee:

- Barbara made a motion to appoint Doug Foss as the chairperson of the Events Committee. Sandi seconded. None opposed.
- Breakfast with Santa was a big success. Several changes, such as using a different printer to print out the pictures, will be made to make the event run even more smoothly next year.
- A popcorn maker was purchased by the Association for community events.

Welcome Committee: No Report

Pool Committee:

- A motion was made by Barbara to appoint Jennifer Divona as the chairperson of the Pool Committee. Sandi seconded. None opposed.
- The Board requested that the Committee provide a list of items that they will be responsible for, including monitors, closing the pool in inclement weather, umbrellas, maintenance of the pool/bathrooms, etc.
- The pool maintenance person, Bryan, would like to make a presentation at a future Board meeting as to why the pool should be closed on Monday's during the swim season.

Funds:

The December 2013 financials were emailed to the Board in advance of the meeting. Balances as of December 31, 2013 were:

Operating Account	\$179,195.99
Money Market Account	<u>\$143,069.92</u>
Total Funds	\$322,265.91

A homeowner contacted management and will pay off their past due account over the next two months (approximately \$4,900.00). Another homeowner is working with their mortgage company to modify their loan and to bring their assessments current.

The January 2014 Collection Tracker was discussed. A motion was made by Barbara to approve the requested actions to file thirteen (13) notices of intent to lien, seven (7) liens, and one (1) Association foreclosure. Sandi seconded. None opposed.

A motion was made by Sandi to suspend the voting rights and right to use the pool for the list of homeowners presented who are more than 90 days in arrears on their assessments. Barbara seconded. None opposed. Management will send a letter to homeowners.

Old Business:

The computer for the key card system should be installed at the pool this weekend. The Board requested that a label be placed on any equipment in the pool closet identifying its purpose.

Pond 2 – Discussed under Committee Reports.

New Business:

The Board approved the contract for Capital T Enterprises and authorized Kathy Melton to sign on behalf of the Association. The permit paperwork to remarkite the pool has been completed and turned into Clay County. The contractor would like to bring sample blue tiles for the Board to consider. The Board asked Management to devise a form that will be used when keys are requested or checked out.

Barbara made a motion to create a Communications Committee and appoint Angie Trimmer as the chairperson. Sandi seconded. None opposed. The Board would like to improve communications within the community, including expanding the Facebook page. A second bulletin board sign is being considered for the Southbank/Silverado area to allow better communication with residents who do not use the main entrance. Barbara requested that Angie provide a mission statement for the Committee at the February Board meeting.

The Board would like to investigate the process of changing the Association's Covenants and Restrictions. Items that need to be changed will be discussed at the February meeting.

A motion was made by Barbara, and seconded by Sandi, to accept the resignation of Jennifer Russell. None opposed. Barbara made a motion to appoint Angie Trimmer to fill the vacancy on the Board. Sandi seconded. The officers are:

President – Barbara Ward
Vice-President – Sandi Smith
Treasurer – Angie Trimmer

A motion was made by Barbara to appoint Jennifer Divona (in a non-voting capacity) as Secretary. Sandi seconded. None opposed.

A homeowner submitted a complaint to The CAM Team about people feeding ducks in the community and stated that the ducks are becoming a nuisance. The Board will research alternatives, but is limited as to what it can do in this situation. There are strong feelings on both sides of the issue that must be taken into consideration.

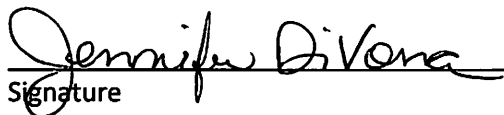
The 2014 Calendar of Events was discussed.

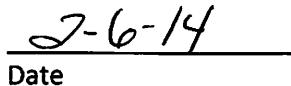
- Board meetings will be held on the first Thursday of each month.
- The Annual Meeting will be held on April 30th. The May Board meeting will be rescheduled for Thursday, May 8th, at 9:00 a.m. at The CAM Team Office.
- A Community Meeting will be scheduled for February or March.
- Two yard sales will be held: the first weekend in April and the first weekend in October.
- The Events Committee calendar was tabled until the next meeting.

All business being completed, Barbara made a motion to adjourn the meeting. Sandi seconded. None opposed and the meeting was adjourned at 7:51 pm.

Respectfully Submitted,

Kathy Melton, CAM

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Signature

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Date