

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
August 8, 2014
The CAM Team Board Room

Present: Barbara Ward, Sandi Smith, Jennifer DiVona, and Kathy Melton representing The CAM Team.

Homeowners present: Shannon Nazario, Timothy Crutchfield, Victoria Wettergreen, Doug Foss, and Tammy Lewis.

The meeting was called to order at 9:57 am by President, Barbara Ward.

Copies of the minutes from the June 5, 2014 Board Meeting and July 9, 2014 Board Meeting were emailed to the Board in advance. A motion was made by Sandi Smith to waive the reading and to approve the minutes as written. Barbara seconded. None opposed. Sandi Smith signed the minutes.

Angie Trimmer emailed her resignation prior to the meeting being called to order. A motion to accept Angie Trimmer's resignation from the Board and Pool Committee was made by Barbara and seconded by Sandi. None opposed. The Board thanked Angie for her service to the community.

A motion to appoint Jennifer DiVona to the open voting position on the Board was made by Barbara and seconded by Sandi. None opposed.

A motion to appoint Victoria Wettergreen to the Board in a non-voting position and to the Pool Committee was made by Sandi. Jennifer seconded. None opposed. Victoria will fill the position of secretary.

A motion to appoint Timothy Crutchfield to the Board in a non-voting position was made by Barbara. Sandi seconded. None opposed.

Homeowners Forum:

Timothy Crutchfield shared his concerns about sheds and other violations in the neighborhood.

A letter received from Doug Foss was shared with those in attendance. Doug feels he has been the subject of an abuse of leadership by a Board member.

Committee Reports:

Committee procedures were discussed. The role of committees is to help the Board, but committees do not operate independently. A Board member will serve as a liaison on each committee. Problems that arise must be brought back to the Board for resolution. Committees will have a minimum of three members, and the members elect the chairperson. The chairperson does not have to be the Board liaison.

Welcome Committee:

- Jennifer DiVona was appointed as liaison to the Welcome Committee
- The Board discussed items that should be included in the welcome packet delivered to new homeowners.

Architectural Review Committee:

- An updated ARC Tracker was provided to the Board.
- The home with a pink door has not been addressed, but will be in the near future.
- A driveway was widened without ARC approval. More information is needed before the extension can be approved as permits may be required. The County has been contacted for further information
- The homeowner who installed a shed without ARC approval has installed bushes to obscure it from view. Several more bushes are needed and the homeowner has agreed to do whatever is necessary.
- The shed and fence have been painted at the property on Gentlewinds, so the matter is closed.

Events Committee:

- Doug Foss reported that sixty-two (62) adults took part in the wine event. He recommended that the event be done again and that more vendors should be involved.
- National Night Out was well attended. Sergeant Chalker from CCSO commented that it was the best event he has seen in fifteen years.
- Several suggestions were made for a "Resident Appreciation" program, including Chick-Fil-A, pizza, and donuts.
- A movie night is being planned for Friday, September 5th.
- A Fall Festival is being planned for Friday, October 24th or Saturday, October 25th. Suggestions included a pumpkin decorating contest, raffle, and beer tasting.
- Doug asked the Board to consider constantcontact.com, which is an email notification system that would allow for distribution of newsletters, flyers, community updates, etc. The cost would be approximately \$100.00 per year.

Landscape, Ponds and Preserve Committee:

- Pond 5 has a resistant strain of algae. The pond company, Aquatics, is aware of the issue and is coming out every other week to treat it. A quote has been requested from Aquatics to install a fountain to aerate the pond.
- ValleyCrest has sprayed the park area so there are no issues with insects at community events.
- The repairs previously approved have been completed on the ponds.
- Yard of the Month winners are being selected monthly. Appreciation cards are being sent from the Board to recognize homeowners who are making efforts to improve their yard.

Pool Committee:

- Management will contact Danielle Simpson from Riverside Management to review the pool season.
- Management (Kathy Melton) should be contacted directly by Bryan Filing (pool contractor) concerning any pool issues. If Kathy is not available, a Board member should be contacted.
- The Board approved final payment to Capital T Enterprises for the pool renovation.
- The pool lights will be replaced on Monday.

Funds:

The July 2014 financials were emailed to the Board in advance of the meeting. Balances as of July 31, 2014 were:

Operating Account	\$216,079.30
Money Market Account	<u>\$ 24,565.29</u>
Total Funds	\$240,644.59

The August 2014 Collection Tracker was discussed. Barbara made a motion to approve the requested actions to file eight (8) Notices of Intent to Lien, five (5) Claims of Lien, and three (3) Association foreclosures. 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. Jennifer seconded. None opposed. Management will send a letter to notify the homeowners.

A rent notice was sent to a homeowner and tenant. The tenant forwarded their August rent check to Management. The homeowner called The CAM Team and requested a payment plan. A motion was made by Sandi to accept the tenants rent check, and to approve the payment plan of \$200.00 per month plus the regular quarterly assessments when they are due. Jennifer seconded. None opposed.

A homeowner requested a waiver of interest on their account. A motion was made by Sandi to waive the interest if the account is paid in full. Barbara seconded. None opposed.

A request was received to reimburse a homeowner for having to relocate sprinklers due to the Developer installing a fence. After discussion, a motion was made by Sandi to deny the request. Jennifer seconded. None opposed.

A motion was made by Sandi to purchase signs that say "Assessments Due" that can be placed at the entrances to the neighborhood the month that quarterly assessments are due. Jennifer seconded. None opposed.

The 2015 budget will be discussed at the October meeting. A Community Meeting has tentatively been scheduled for Monday, September 22nd, from 6:30-7:30pm.

Old Business:

Recommendations were received from the attorney with Clayton & McCulloh as part of the Document Organization Service. The Board was very pleased with the service. A meeting will be arranged with the attorney to discuss questions/concerns. An hour of the attorney's time was included in the price for the service, so the Board members were asked to come up with a list of questions.

The off duty patrols will be continued through September. The hours will be adjusted for Friday and Saturday nights.

An update on the sinkhole at Silverado Circle and Southbank Circle will be requested from the county.

New Business:

Dave Kelley is taking over the Crime Watch Program for the neighborhood. This program is separate from the HOA and Board. Dave has been directed to Deputy Brown to determine the steps necessary to get the program set up. A motion was made by Sandi to allow a Neighborhood Watch sign to be installed. Barbara seconded. None opposed.

Advanced Disposal has not been picking up the trash from the pool area. As this is a commercial property, Advanced Disposal will no longer pick it up. Bryan Filing (BSF Services) will take the trash during the winter. The Board recommended that the Pool Committee contact one of the homeowners close to the pool to see if the trash container can be put out at their property each week.

The next meeting is scheduled for September 4th.

All business being completed, Sandi made a motion to adjourn the meeting. Barbara seconded. None opposed. The meeting was adjourned at 12:03 pm.

Respectfully Submitted,

Kathy Melton, CAM


Signature


Date