

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
September 2, 2014
The CAM Team Board Room

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

The meeting was called to order at 9:03 am by President, Barbara Ward.

Copies of the minutes from the August 8, 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.

A 10:00 conference call has been scheduled with Brian Hess, Attorney with Clayton & McCulloh. The agenda will be suspended for the conference call. The Board discussed several topics that will be addressed with the attorney.

Homeowners Forum: None

Committee Reports:

Architectural Review Committee:

- The Committee does not have an update on the driveway that was installed without approval or the pink door.

Events Committee:

- The Community Garage Sale is scheduled for Saturday, October 4th, 8 am – 12 pm. A local Boy Scout troop will be contacted to hand out fliers at the entrance.
- A movie night is scheduled for Saturday, September 6th, 8:00 pm. Volunteers are needed to help with popcorn. Doug Foss will provide the movie and DJ equipment for the event.
- An adult October Fest event, including a beer tasting, is tentatively scheduled for October 11th, 7 pm – 9 pm. The insurance company will be contacted to make sure the appropriate insurance is in place.
- A Fall Festival is being planned for Saturday, October 25th.

Landscape, Ponds and Preserve Committee:

- Randall Holmes with ValleyCrest has been asked to provide a bid to remove three trees: two dead/diseased trees by the pool and one pine tree that was hit by lightning and is causing issues on a homeowner's property. Bold City Tree Service will also be asked to provide a bid.
- A bid was received from Aquatic Systems to install a fountain in one of the ponds that is experiencing issues with algae. After discussion, the Board decided that a fountain would be expensive to install and to maintain. Alternatives such as scraping the pond or mowing the grasses in the ponds will be explored. Installation of a fountain was tabled.

Pool Committee:

- The contract with Riverside Management has been completed. A conversation with Danielle from Riverside Management highlighted several issues. A request has been extended to Danielle to attend a Board meeting after the first of the year to review the pool season.
- The Board requested that at least two pool monitor proposals be solicited for the next swim season.

Welcome Committee: No Report

Conference Call with Brian Hess, Attorney

The Association hired Clayton & McCulloh to review the documents as part of their Document Organization Service. The attorney provided a comment letter that highlighted a number of points for the Board to consider, including security signs, satellite dishes, and clotheslines. Other topics discussed were:

- Board Meetings – Notice must be posted 48 hours in advance. A suggestion was made to include the date that the meeting was posted in the minutes of the meetings.
- Annual Meeting – The documents call for the meeting to be held on the last day of April. The attorney suggested amending the provision to provide greater flexibility in setting the date/time of the Annual Meeting.
- Amendment requirements to change the documents are substantial. The attorney suggested amending the amendment procedure, and stated that this might be the first step before making other changes.
- Architectural Review Restrictions and enforceability of provisions in Association documents was discussed.

Funds:

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

Operating Account	\$209,944.14
Money Market Account	<u>\$ 20,088.03</u>
Total Funds	\$230,032.17

The 2015 budget will be discussed at the October meeting.

The CAM Team is changing its banking relationship from CAB to Popular Association Bank. The Board approved moving the Operating and Money Market accounts to the new bank. The new bank will provide for better integration with The CAM Team's accounting software.

The proposal for the 2014 Review was approved at a cost of \$2000.00.

Old Business:

The Clay County Sheriff's Office off duty patrols will be discontinued after September.

A community meeting is scheduled for Monday, September 22nd, 6:30 pm at the Lake Asbury Elementary School Cafeteria.

New Business:

The Board requested a bid to install a flood light or pole light that will better illuminate the playground.

A quote will be requested to upgrade the camera directed at the playground.

The next meeting is scheduled for October 2nd.

All business being completed, Sandi made a motion to adjourn the meeting. Jennifer seconded. None opposed. The meeting was adjourned at 11:30 am.

Respectfully Submitted,

Kathy Melton, CAM

Jennifer DiVona Oct. 2, 2014
Signature Date