

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

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

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

Copies of the minutes from the September 2, 2014 Board Meeting and September 22, 2014 Community 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. Jennifer DiVona seconded. None opposed. Jennifer DiVona signed the minutes.

Homeowners Forum: None

Committee Reports:

Architectural Review Committee:

- An updated ARC Tracker was provided to the Board.
- A homeowner whose fence request was approved contacted management because her neighbor's fence was installed on her property. This is a neighbor to neighbor issue.
- A driveway extension that was installed without the proper permits is still an outstanding issue.
- Two letters have been sent to a homeowner who installed a fence without approval.
- Barbara will be updating the address list to show ARC items, including color of doors.

Events Committee:

- Constantcontact.com has been set up as a way to stay in touch with residents to update them on events, meetings, issues, etc.
- The Community Garage Sale is scheduled for Saturday, October 4th, 8 am – 12 pm.
- Barbara will order the supplies for Bingo Night from Amazon.com. The event is scheduled for October 11th, 4 pm – 6 pm.
- The Fall Festival is scheduled for October 25th, 3 pm – 7 pm. A deposit has been placed for a bounce house and other activities. Volunteers will grill hotdogs and apple cider will be served. Prizes will be awarded for the best decorated pumpkins.

Landscape, Ponds and Preserve Committee:

- Sandi made a motion to appoint Sean Babick to the Committee. Jennifer seconded. None opposed.

Pool Committee:

- A bid was received from BSF Service Company to replace one pool light bulb - \$120.00. Barbara made a motion to accept the bid to replace the pool light. Jennifer seconded. None opposed.

- A bid was received from All About Pool Supplies, Inc. to replace the pool light transformers - \$1,271.95. The current transformers are not producing the correct voltage. The Board tabled consideration of the bid until additional bids can be requested.
- The Board is considering changing the closing time of the pool to 7:00 pm for the fall since it gets darker earlier. A sign would be placed at the pool, and the key card system would need to be updated.
- Management is following up on the steps that will need to be taken to get the pool approved for night swimming.
- Bryan with BSF Services has expressed interest in submitting a bid for pool monitors for the 2015 swim season. Additional bids will be requested from Amenity Services and Riverside Management.

Welcome Committee: No Report

Funds:

The September 2014 financials were emailed to the Board in advance of the meeting. Balances as of September 30, 2014 were:

Operating Account	\$197,040.91
Money Market Account	<u>\$ 26,090.93</u>
Total Funds	\$223,131.84

The October 2014 Collection Tracker was provided to the Board. There were no recommended actions to approve.

Fourth quarter assessments were due October 1st. A sign was placed at the entrance to remind homeowners that assessments are due.

New Business:

Sandi made a motion to contract with Clayton & McCulloh to revise the amendment provisions in the Association’s documents, to increase the Board size, and to send a Rehabilitation Letter concerning ARC policies. Jennifer seconded. None opposed. Barbara will sign the representation agreements so that the process can get started.

A renewal contract for landscaping was received from ValleyCrest. As the original bid was awarded through a competitive bid process, and there is a 30 day cancellation clause in the contract, there is no need to request additional bids since the Board does not wish to change vendors at this time. The total price of the contract is \$63,879.96. Sandi made a motion to approve the contract. Jennifer seconded. None opposed.

The proposed 2015 Budget was discussed. The budget calls for assessments to remain at \$500.00 per lot per year/\$125.00 due quarterly. Jennifer made a motion to approve the budget as presented. Sandi seconded. None opposed. A copy of the approved budget will be mailed to homeowners with their new coupon books in December.

The next meeting is scheduled for Thursday, November 6th.

All business being completed, Sandi made a motion to adjourn the meeting. Jennifer seconded. None opposed. The meeting was adjourned at 7:10 pm.

Respectfully Submitted,

Kathy Melton, CAM

Signature

Date

DRAFT