

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
November 6, 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 6:03 pm by President, Barbara Ward.

Copies of the minutes from the October 2, 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. Jennifer DiVona seconded. None opposed. Jennifer DiVona signed the minutes.

Homeowners Forum: None

Committee Reports:

Architectural Review Committee:

- A homeowner who installed a driveway extension without the proper permits has been turned over to Code Enforcement.
- A homeowner who painted their front door pink without ARC approval has now installed a storm door. A representative from the Committee will meet with the homeowner.
- A request has been received for a paver driveway.
- A request was received to paint the exterior of a house. The Committee will discuss the paint color selections. In the future, homeowners will be asked to provide paint chip samples with an ARC application versus an online color sample.
- Board members have fifteen (15) days to review an approval by the ARC Committee. Any concerns should be emailed to Barbara Ward.

Events Committee:

- Sandi made a motion to appoint Shannon Nazario and Jason Peyton to the Events Committee. Barbara seconded. None opposed.
- The Fall Festival was well-attended. A refund of \$325 was received from the vendor for the tricycles that did not work properly. A final accounting for the event will be provided at the next meeting.
- A Cookie Exchange/Book Exchange is scheduled for November 15th from 3-5 pm. Jennifer Shannon, a local author who resides in the neighborhood, will contact other authors to encourage them to attend.
- The Board asked Doug Foss to bring a proposed calendar of 2015 events to the December meeting.
- Breakfast with Santa is scheduled for Saturday, December 6th.
- A Santa drive-through the neighborhood is tentatively scheduled for Saturday, December 20th from 4-6 pm.

Landscape, Ponds and Preserve Committee: No Report

Pool Committee:

- The transformers have been replaced and the pool lights have been repaired.
- The pool will close at 6 p.m. until March 1st. The change will be posted on the website.
- A revised Pool Form will be mailed to Owners and Tenants in January or February. Forms will not be available at the pool. A delay may result if forms are not properly submitted to Management. A current lease signed by the owner must be submitted by a tenant. Children not listed on the Pool Form will not be allowed at the pool without a parent.

Welcome Committee:

- Enclosures for the welcome packet for new homeowners were discussed.
- The CAM Team will provide a magnet with their contact information.

Funds:

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

Operating Account	\$214,451.21
Money Market Account	<u>\$ 29,093.00</u>
Total Funds	\$243,544.21

A motion was made by Barbara 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.

The November 2014 Collection Tracker was provided to the Board. The recommended actions to file thirty-two (32) Notices of Intent to Lien, one (1) Lien, and one (1) Association Foreclosure were approved.

Old Business:

The landscaping contract with ValleyCrest was reviewed. The overall monthly cost for 2015 decreased by \$225.00.

The representation agreement with Clayton and McCulloh has been received and signed. A rehabilitation letter regarding ARC policies will be requested. In addition, the Board is asking for an amendment to increase the size of the board and to revise the required percentage to amend the documents (from 90% to 50% plus 1).

New Business:

Proposals were received from Shaffer Engineering Group and Almsgiving Electric to allow the pool to be approved for night swimming at a cost of approximately \$15,000.00. After discussion, the matter was tabled. Management will contact the Clay County Department of Health to determine if the pool deck can be used after dusk if the pool is blocked off.

Sandi researched the purchase of gaming cameras with night vision/infrared capabilities for several areas within the community. The cost of the cameras varies from \$99.00 to \$149.99. Sandi will get more information, including a location for a trial installation, to present at a future meeting.

Management will contact the attorney to determine if the Association can ban the use of air soft guns in common areas. A special meeting will be held in January to discuss this matter. Notice will be posted on the front sign two weeks in advance of the meeting.

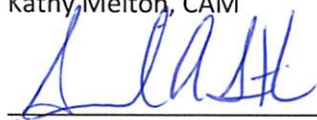
Sandi and Barbara met with Mike Green from Clay County Public Works concerning a line of sight issue at Creekfront Dr. and Silverado Circle (the third intersection on Silverado Circle). The County will be addressing the issue as it is a safety concern. Also, the County has right of way over sidewalks throughout the community, and homeowners cannot block sidewalks.

The next meeting is scheduled for Thursday, December 4th.

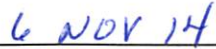
All business being completed, Sandi made a motion to adjourn the meeting. Jennifer seconded. None opposed. The meeting was adjourned at 7:59 pm.

Respectfully Submitted,

Kathy Melton, CAM



Signature



Date