

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
December 2, 2015
The CAM Team Board Room

Present: Barbara Ward, Sandi Smith, Tim Crutchfield, Dennis Daughtry, and David Land; Kathy Melton represented The CAM Team.

The meeting was called to order at 6:30 p.m. by President, Barbara Ward. Notice of the meeting was posted on the front entrance sign at least forty-eight hours in advance of the meeting.

A motion was made by Dennis Daughtry to waive the reading and to approve the minutes of the November 4, 2015 Board of Directors meeting as written. Sandi Smith seconded. None opposed. Tim Crutchfield signed the minutes.

Homeowners Forum: None

Committee Reports:

Architectural Review Committee:

- There is one outstanding request, but it is on hold as additional information is needed from the homeowner.
- A homeowner who installed a pool without submitting an ARC request will be turned over to the attorney. In addition, the fence must be brought into compliance.
- A homeowner who was turned over to the attorney concerning a non-compliant fence has not completed all of the necessary repairs. A handmade playset also extends into the common area. The attorney will be asked to send a Mediation request.
- A house on Creekfront Dr. owned by American Homes 4 Rent has installed a fence without submitting an ARC form. A letter will be sent.

Events Committee:

- Breakfast with Santa will be held on Saturday, December 19th, from 9-10:30 am. Santa will be driving through the neighborhood later the same evening.
- Judging for the Holiday Decorating Contest will take place prior to December 19th.
- Decorations were purchased for the front sign.

Landscape, Ponds and Preserve Committee:

- The cost to install irrigation in an easement area by 15 on Silverado Circle is \$468.00. A homeowner has agreed to pay for the monthly water charges, and the Association would pay for the installation of the sprinkler heads. A motion was made by Tim to approve the proposal. Dennis seconded. None opposed. The Board requested that the attorney draw up an agreement between the Association and the homeowner.

Pool Committee:

- The pool filters will be acid washed next week.

- A proposed calendar was received from Amenity Services for pool monitors/lifeguards for the 2016 swim season. The Board reviewed the calendar and several changes were made. A proposal will be requested with the revised dates.

Funds:

The November 2015 financials were provided to the Board at the meeting. Balances as of November 30, 2015 were:

Operating Account	\$129,020.00
Money Market Account	<u>\$164,818.04</u>
Total Funds	\$293,838.04

The December 2015 Collection tracker was discussed. A motion was made by Tim to approve the recommended action to file one (1) notice of intent to lien. David Land seconded. None opposed.

A letter was received from American Homes 4 Rent concerning payment of assessments that were owed prior to them taking ownership after a foreclosure sale. The Board approved forwarding the information to Attorney Brian Hess with Clayton & McCulloh to review.

A quote was received to replace three fence panels on Sandridge Rd - \$631.50. The matter was tabled so that a second quote could be requested.

Old Business

The conduit has been installed for the street lights on Silverado Circle. Payment has been made to Clay Electric, so the poles should be installed within a couple of weeks.

Barbara and Sandi will ride the neighborhood to review the properties that are on pond easements. A letter will be sent to homeowners explain how the easement affects their property.

The Board requested an appointment to meet with Leister Construction to discuss redoing the front signs with stacked stone. In addition, a new estimate will be requested to remove the walls on either side of the pool cabana.

A letter will be sent to all homeowners who have offsite addresses to request a copy of their lease. A generic letter from the attorney will be sent early next year to homeowners who do not comply.

A January newsletter is being worked on. A draft will be sent out as soon as possible.

New Business

The Board discussed the next amendments that need to be made to the Covenants and Restrictions. Several recommendations were made by the ARC Committee, including removing the \$25.00 ARC fee, allowing 4 foot fences at the rear of preserve lots, and allowing sheds (within certain specifications). Attorney Brian Hess will be contacted to discuss the changes.


Discussion of the Pool Rules and 2016 Pool Form was tabled until the January meeting.

The next Board of Directors meeting will be held on Wednesday, January 6, 2015 at 6:30 p.m. at the Lake Asbury Elementary School cafeteria.

All business being completed, Sandi made a motion to adjourn the meeting. Tim seconded. None opposed. The meeting was adjourned at 8:47 p.m.

Respectfully Submitted,

Kathy Melton, CAM


Signature _____ Date 1.6.16