

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
February 11, 2015
The CAM Team Board Room

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

Homeowners Present: Dick Wagner

The meeting was called to order at 10:03 am 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.

Copies of the minutes from the January 8, 2015 Board Meeting and the January 26, 2015 Community Meeting were emailed to the Board in advance. A motion was made by Sandi to waive the reading and to approve the minutes as written. Tim seconded. None opposed.

Homeowners Forum:

Dick Wagner shared that a sewer top in the road in front of 2809 Cross Creek Drive appears to be sinking. Public works will be notified. A certified letter will be sent as a follow-up for this issue and for the storm drain issue at the corner of Silverado Circle and Southbank Dr. Mr. Wagner also asked the Board to consider leniency concerning a camper/trailer that is in his driveway on occasion. He received a violation letter and shared that he brings it in two days prior to a trip to clean and pack, and then for one day after the trip. The camper is stored off-site the rest of the time.

Committee Reports:

Architectural Review Committee:

- A draft copy of Guidelines for Flags, Banners and Signs was provided to the Board. The policy will be voted on at the next meeting. Notice of the meeting will be posted on the entrance sign for fourteen days.
- A draft copy of Guidelines for Basketball Hoops was discussed. A few changes were suggested. The final version will be voted on at the March meeting. The attorney will be contacted concerning political signs and no trespassing signs.
- A legal letter has been sent to the homeowner who painted their front door pink without ARC approval.
- A letter has been sent to the homeowner who painted their front door aqua without ARC approval.
- The Committee is following up with the county concerning a driveway that was installed without a permit.
- The Board is contacting the Board of Education to discuss bus stops in the neighborhood.

Events Committee:

- The beer tasting event was not well-attended, probably due to the timing. A combined beer and wine tasting event may be scheduled in the future.
- The Easter event is scheduled for Saturday, March 28th, from 9-11 am (tentative time).

Committee Reports (continued)

Landscape, Ponds and Preserve Committee:

- A bid was received from ValleyCrest to clear three areas on Pond 18 - \$625.00. Barbara made a motion to approve the proposal. Tim seconded. None opposed.
- A bid was received from ValleyCrest to repair damage to the perimeter of Pond 18 due to an ATV - \$2,500.00. The bid was tabled. The attorney will be asked to send a letter to the homeowners whose son has been observed riding around the pond.
- ValleyCrest would like to use Silver Creek as a demonstration area for a sprinkler system that can be controlled offsite. Sandi made a motion to allow the system to be installed at the entrance. Tim seconded. None opposed.

Pool Committee:

- The revised pool rules adopted at the last meeting have been posted on the website.
- The 2015 Pool Registration Form was approved. An introductory letter, a copy of the revised pool rules, and a registration form will be mailed to each owner and tenant as soon as possible.
- Tim Crutchfield agreed to serve on the Pool Committee.

Welcome Committee:

- Magnets with The CAM Team's contact information have been delivered. Magnets will be available at community events, and will be given to new homeowners.

Funds:

The January 2015 financials were emailed to the Board in advance of the meeting. Balances as of January 31, 2015 were:

Operating Account	\$130,152.30
Money Market Account	<u>\$138,186.46</u>
Total Funds	\$268,338.76

Reminder statements will be sent out. 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. Sandi seconded. None opposed. Management will send a letter to notify the homeowners.

The February 2014 Collection Tracker was discussed in detail. Tim made a motion to approved the requested actions to file twenty-three (23) Notices of Intent to Lien and fifteen (15) liens. Sandi seconded. None opposed.

Old Business:

The Rehabilitation Letter from Clayton & McCulloh was mailed to all homeowners on Monday.

The Board is ready to move forward with amending the documents: Board size and percentage required to amend the documents. Management will contact Brian Hess to get the process started.

The Board approved ordering several replacement signs from Banners and Signs: one (1) – No Swimming/Fishing/Trespassing sign, two (2) No Motorized Vehicles signs, and one (1) pole for the reclaimed water sign at the entrance. The Board also requested a quote to move the “Deed Restricted Community” sign off to the right.

New Business:

The 2015 pool operating schedule was discussed. The pool will open the weekend of May 16th. The pool will be open on Monday, May 25th for Memorial Day, but will be closed on the 26th. The Board is considering hiring lifeguards for the weekends. A meeting will be scheduled with Amenity Services to discuss pool monitors and lifeguards.

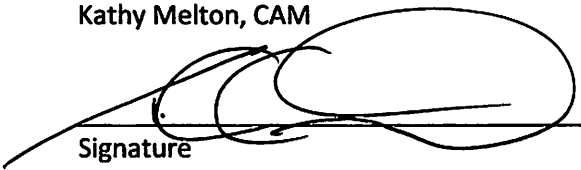
The pool maintenance contract with BSF Service Company, LLC renews next month. The Board would like trash removal included in the new contract.

The next meeting is scheduled for Thursday, March 5th, at 6:00 pm at Lake Asbury Elementary School.

All business being completed, Sandi made a motion to adjourn the meeting. Tim seconded. None opposed. The meeting was adjourned at 11:41 am.

Respectfully Submitted,

Kathy Melton, CAM

 _____
Signature

3.5.15
_____ Date