

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**June 3, 2015**  
**The CAM Team Board Room**

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

The meeting was called to order at 9:10 a.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.

Copies of the minutes from the May 8, 2015 Board Meeting and May 27, 2015 Special Meeting were provided to the Board. A motion was made by Sandi Smith to waive the reading and to approve the minutes as written. Tim Crutchfield seconded. None opposed. Tim Crutchfield signed the minutes.

**Homeowners Forum: None**

**Committee Reports:**

**Architectural Review Committee:**

- An ARC request to extend a driveway is on hold. The homeowner will be sending a copy of the permit to Management.
- A letter will be sent to a homeowner to request a plan of action as to when a correction will be made to the placement of their fence.
- A homeowner who has not corrected a violation will be sent to the attorney.

**Events Committee:**

- The Luau event went well. The Committee is planning a Back-to-School Celebration for Saturday, August 15<sup>th</sup>. Hot dogs will be served and there will be a water slide for the children.

**Landscape, Ponds and Preserve Committee:**

- An email was received from Randall Holmes with ValleyCrest concerning the drought conditions and what residents can do to make sure their lawns are not damaged too badly.
- There are hot spots of dead areas throughout the neighborhood, and new sod will be put in these areas once the drought has passed.

**Pool Committee:**

- Tim Crutchfield is working on a SOP, (Standard Operating Procedure) for the pool so that everyone knows what should be done in each situation that arises. The monitors are contacting the Pool Committee with issues that should first go through Amenity Services. Management will contact Louanna Perrucci to discuss proper procedures, and to verify that the staff is trained on the AED device.
- The trash can was not being emptied at the pool per the contract with BSF Service Company, LLC. Management will contact Bryan Filing to discuss.
- Pest control is needed at the pool to treat for ants and other insects. Sandi volunteered to speak to ValleyCrest about the ants, and she will contact Massey Services to discuss treating

the building. In addition, information will be requested about acquiring a termite bond for the building.

- Management will contact Leister Construction to request a proposal to close in the sides of the pool cabana building.
- The floors in the bathrooms become slippery when wet. The Board is considering posting "Caution – Wet Floor" signs.

Welcome Committee: No Report

Carrie Ackerman, the compliance inspector from The CAM Team, met with the Board to discuss the violation process and the violation tracker. After discussion, Tim made a motion to dismiss the demand letter sent by the attorney and go straight to the request for mediation letter. Sandi seconded. None opposed.

**Funds:**

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

Operating Account	\$120,858.16
Money Market Account	<u>\$148,296.50</u>
Total Funds	\$269,296.50

The June 2015 Collection Tracker was reviewed. Collections are going well, and there were no recommended actions.

There have been five new homeowners since the May meeting, and one other property was foreclosed on by the bank.

The Violations Report was emailed to the Board and discussed earlier in the meeting.

**Old Business**

A quorum was not present for the Special Meeting held on May 27, 2015 to consider amendments to the documents. The meeting has been rescheduled for Wednesday, August 26<sup>th</sup>, 7:00 pm at Lake Asbury Elementary School. The Board requested a spreadsheet showing what proxies have been received and who signed in at the meeting, and discussed plans to get volunteers to help collect proxies throughout the neighborhood.

The mailing of pond easement letters was tabled.

The playground sign needs to be revised to include notice that bad language and inappropriate behavior is not allowed. A proof will be requested from Banners & Signs.

Letters were mailed to two homeowners whose fences were determined by the county to be located on their easement. One homeowner met with Management and will be moving the fence. The other homeowner has not responded yet.

**New Business**


Barbara notified the Board that she is withdrawing the petitions to add a stop sign on Silverado Circle and to increase the speed limit.

The front sign is in need of repairs. Quotes will be requested.

All business being completed, Sandi made a motion to adjourn the meeting. Tim seconded. None opposed. The meeting was adjourned at 11:13 a.m.

Respectfully Submitted,

Kathy Melton, CAM

 17 July 2015  
Signature Date