

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**March 6, 2015**  
**Lake Asbury Elementary School Cafeteria**

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

The meeting was called to order at 6:02 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.

Copies of the minutes from the February 11, 2015 Board 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. Tim Crutchfield seconded. None opposed.

**Homeowners Forum:**

A homeowner expressed concern about the number of cars parking on the street. Vehicles blocking the roadway, or parked opposite to the flow of traffic, should be reported to the Clay County Sheriff's Office non-emergency number – 264-6512.

A homeowner asked why the rehabilitation letter was mailed out to residents. The purpose of the letter was to let everyone know that the Board will enforce the Covenants and Restrictions going forward, and that they are not responsible for what has happened in the past. In addition, the Board is starting the process to amend the documents.

Several items of the agenda were taken out of order. A meeting will be held on Wednesday March 11<sup>th</sup> at The CAM Team Office to discuss the Annual Meeting and to meet with Amenity Services concerning the hiring of pool monitors and lifeguards. The meeting will start at 9:30 a.m.

Copies of the Guidelines for Basketball Hoops and Guidelines for Flags, Banners, and Signs were provided for residents in attendance. Notice of the meeting was posted on the front sign on February 19, 2015 providing more than two weeks' notice. After discussion with homeowners, Tim made a motion to approve the Guidelines for Basketball Hoops. Sandi seconded. None opposed. Sandi made a motion to approve the Guidelines for Flags, Banners, and Signs. Tim seconded. None opposed.

A homeowner who has received a final notice from the Association, and a request for mediation from the attorney, concerning exterior maintenance of their property has not responded. Sandi made a motion to move forward with a lawsuit. Tim seconded. None opposed.

**Committee Reports:**

**Architectural Review Committee:**

- An ARC meeting was held the previous Saturday. Guidelines were developed for garage door hardware. The Committee will also be working to develop an approved list of paint colors for doors.
- The Committee requested that Management pull copies of all approved sheds from homeowner files.

- Any homeowner requesting to extend a driveway must provide a copy of the required permit before final approval is given. Tentative approval will be given, but the request will be put on hold until the approved permit is provided.
- The homeowner who received a legal letter concerning their front door color submitted three colors to the Committee for consideration. A color was approved and the homeowner has been notified.

**Funds:**

The February 2015 financials were emailed to the Board in advance of the meeting. Balances as of February 28, 2015 were:

Operating Account	\$131,655.03
Money Market Account	<u>\$141,297.42</u>
Total Funds	\$272,952.45

Reminder statements and suspension letters were sent out. The actions approved at the last meeting were sent to the attorney and payments have been coming in.

The March 2015 Collection Tracker was discussed in detail. There were no requested legal actions.

**Old Business**

Attorney Brian Hess, Clayton & McCulloh, is working on the amendments to the documents. The Board size will be increased to a minimum of three members and a maximum of seven members. The percentage required to amend the documents will be changed to a majority of a quorum.

The pool contract with BSF Services Company is up for renewal. The contract was revised to include the removal of trash from the property. The monthly cost increased from \$1,355.00 to \$1,430.00. Sandi made a motion to approve the pool contract. Tim seconded. None opposed.

**New Business**

Barbara, Sandi, and Tim met with representatives from the Clay County Sheriff’s Office. CCSO would like to take over the crime watch page for the neighborhood. They recommend a Neighborhood Watch be started in the neighborhood. An officer will be a guest speaker at the Annual Meeting. The Board asked that officers address parking and speeding issues in the neighborhood. The Board of Education will be contacted to provide bus stop signs. Currently, there are eight bus stops in the neighborhood.

**Committee Reports (continued)**

**Events Committee:**

- The annual Easter Egg Hunt will be held on March 28<sup>th</sup> from 9-11 am. The hunt will be divided into four age groups. The Easter Bunny will be available for pictures.
- A Bingo Night is tentatively scheduled for April 17<sup>th</sup> at the pool from 3-5 pm.
- A Luau is being planned for the Memorial Day Weekend.
- A Movie Night is on the schedule for March 14<sup>th</sup>.
- The Community Yard Sale is scheduled for April 11<sup>th</sup>. An advertisement will be placed in the newspaper.

Landscape, Ponds and Preserve Committee:

- Work will begin soon by ValleyCrest to clear three areas on Pond 18. The area will be maintained on a regular basis as part of the landscape contract services.
- A drainage issue was corrected by the city at Silverado and Southbank but the paving has not been completed. ValleyCrest will be contacted to fill dirt in next to the curb area. Sandi will check all of the drain areas in the neighborhood for any settling.

Pool Committee:

- A letter to accompany the new pool form was provided to the Board. The letter was approved.
- The pool mailing will go out within the next week.

Welcome Committee:

- Barbara is working on a booklet that will be provided to all new residents.

**New Business (continued):**

The Annual Meeting will be held on Monday, April 27<sup>th</sup>, at 7:00 p.m. The meeting will be held at the Lake Asbury Elementary School Cafeteria. Set-up can begin at 6:00 p.m.

The Board reviewed the Violation procedures and requested that there be more of a systematic approach to move the process along.

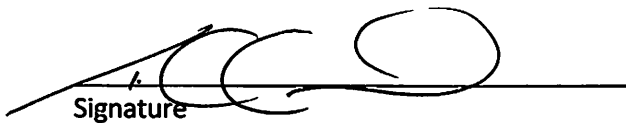
Management will request a quote to put bars on the drain inlet in Pond 6.

The next meeting is scheduled for Thursday, April 2<sup>nd</sup> at 9:30 a.m. at The CAM Team Board Room.

All business being completed, Sandi made a motion to adjourn the meeting. Barbara seconded. None opposed. The meeting was adjourned at 7:24 p.m.

Respectfully Submitted,

Kathy Melton, CAM

  
Signature

2 April 2015  
Date