

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
November 4, 2015
Lake Asbury Elementary School Cafeteria

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

Homeowners Present: Dennis & Karen Daughtry, David Land, and Harley Blackstock.

The meeting was called to order at 6:00 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 Tim Crutchfield to waive the reading and to approve the minutes of the October 2, 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:

- Barbara made a motion to appoint David Land to the ARC Committee. Sandi seconded. None opposed.
- Minutes were provided from a meeting between the Committee and a homeowner concerning a shed. The homeowner has agreed to paint the shed, and the Committee will then determine if shrubs need to be installed.
- A homeowner's ARC request for a pool, that was submitted after the work was done, has been denied as all of the required information was not provided. The matter will be turned over to the attorney.
- A homeowner is appealing the ARC Committee's decision requiring a six foot fence around his property. The home backs to preserve and the homeowner would like a lower fence at the rear of his property. The homeowner could not attend the meeting tonight, so the Committee will arrange an alternate time to meet.
- A draft copy of the minutes from the last ARC meeting will be discussed at the next meeting. The Committee is considering recommendations of changes to the Covenants and Restrictions.
- An outstanding ARC request to install a fence is on hold as additional information is needed from the homeowners.

Events Committee:

- There was a fantastic turnout for the Fall Festival with over 230 tickets being distributed. A grill and ice chest were purchased and can be used for future events.
- Breakfast with Santa is the next event scheduled – December 19th. A movie night is being considered for later the same evening.
- Awards will be given for the best Christmas decorations. Winners will receive a Target gift card: 1st place - \$50, 2nd place - \$30, and 3rd place - \$20.

Landscape, Ponds and Preserve Committee:

- An estimate is being requested to install irrigation in an easement area by pond 15 on Silverado Circle. This pond has undergone extensive repairs in the past. A homeowner has

agreed to pay for the monthly water charges, and the Association would pay for the installation of the sprinkler heads.

- Any issues with landscaping or sprinklers should be reported to Management.

Pool Committee:

- The playground sign has been relocated inside the mulched area by the playground equipment.
- Bids were received from Bryan Filing with BSF Services:
 - Acid wash filters - \$175.00
 - Pressure wash equipment boxes - \$125.00
 - Pressure wash pool cantilever - \$450.00
 - Pressure wash pool cabana - \$475.00

The Board approved all of the proposals. The filters will be washed in the near future. The other projects will be done at the end of February.

- A proposal will be requested from Amenity Services to supply pool monitors and lifeguards for the 2016 swim season. Monitors are needed starting at spring break time. The proposal will be considered at the January or February Board of Directors meeting.
- The pool form and pool rules will be discussed at the December meeting.

Funds:

The October 2015 financials were provided to the Board at the meeting. Balances as of October 31, 2015 were:

Operating Account	\$128,448.44
Money Market Account	<u>\$163,916.50</u>
Total Funds	\$292,364.94

The November 2015 Collection tracker was discussed in detail. Funds were received from an Association foreclosure sale - \$6,745.81. Two homeowners who received notice that the Association was moving forward with foreclosure have contacted the attorney and have indicated that they would like to enter into a payment plan. Another homeowner is working with the attorney to make payment in full. A motion was made by Tim to approve the recommended actions to file twenty-five (25) notices of intent to lien and eight (8) liens. Sandi seconded. None opposed.

A motion was made by Sandi 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. Tim seconded. None opposed. Management will send a letter to notify the homeowners.

There have been six new homeowners since the October meeting.

A Violations Report was emailed to the Board in advance of the meeting. The Board requested that the compliance inspector avoid riding the property on weekends. The Board approved sending the requested ongoing violations to the attorney for mediation requests, and a covenant enforcement letter will be sent to the homeowners who continue to have trashcans in view.

Old Business

The required notice that the amendments to the documents were approved will be mailed to all homeowners tomorrow.

Barbara is working on a cover letter concerning the pond easements. There are fifty-eight (58) lots affected. A separate page will be included to show how the easement affects their property.

Sandi will email several choices of stacked stone for the front sign to Board members. Once a selection is made, an estimate will be requested. A quote will also be requested to remove the pillars on either side of the pool cabana. Eventually, a storage shed will be placed on the left side.

Management will focus early next year on acquiring copies of leases from any homeowner who is renting their property. Copies of leases are required per the Covenants and Restrictions.

A quote was received from Clay Electric to install four (4) street lights in the easement across from pond 6 - \$1,760.00 on Silverado Circle between Cross Creek Dr. and Creekfront Dr. The Board asked that an additional light be added. A quote will be requested from AllState Electric to trench and install conduit for the electrical wires.

The 2016 proposed budget was discussed. Assessments will remain at \$500.00 annually (\$125.00 per quarter). Tim made a motion to approve the 2016 budget as presented. Sandi seconded. None opposed. Statements will be mailed quarterly instead of issuing coupon books.

New Business

Management will start working on a newsletter that will go out in early January. Topics to be included are:

- Pond Maintenance
- Importance of house numbers
- Article about trash cans
- Expanded board size
- Christmas contest winners

Dennis Daughtry and David Land have expressed an interest in joining the Board of Directors. Sandi made a motion to appoint David Land and Dennis Daughtry to the Board. Tim seconded. None opposed. Tim made a motion to appoint Dennis to the Events Committee. Sandi seconded. None opposed.

The next Board of Directors meeting will be held on Wednesday, December 2, 2015 at 6:30 p.m. at the Lake Asbury Elementary School cafeteria.

All business being completed, Tim made a motion to adjourn the meeting. Dennis seconded. None opposed. The meeting was adjourned at 7:51 p.m.

Respectfully Submitted,

Kathy Melton, CAM

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Signature Date 12-2-15