

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
October 2, 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 8:38 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.

A motion was made by Sandi Smith to waive the reading and to approve the minutes of the September 3, 2015 Board of Directors meeting and the minutes of the September 30, 2015 Special Amendment Meeting as written. Tim Crutchfield seconded. None opposed. Tim Crutchfield signed the minutes.

Homeowners Forum: None

Chris Gonzales submitted his resignation from the non-voting Board position. Tim made a motion to accept the resignation. Sandi seconded. None opposed. The Board thanked Chris for his service.

Committee Reports:

Architectural Review Committee:

- Paperwork was received from a homeowner who installed a pool without submitting an ARC request. A copy of the permit has not been received.
- A homeowner has appealed the denial of their ARC request to install a shed. The Board is currently working with the homeowner to resolve the issue.

Events Committee:

- The Fall Festival is scheduled for Sunday, November 1st from 2:00 – 5:00 pm. Hamburgers and hotdogs will be served, along with potato salad and baked beans. There will be a DJ, bounce houses for the children, and various vendors present for the event.

Landscape, Ponds and Preserve Committee:

- The landscaper will regularly maintain the easement at pond 15 on Silverado Circle. A quote has been requested to install sprinklers in this area.
- The Board discussed installing a tree near a fence on pond 6 to prevent cars parking on the grass in this area.

Pool Committee:

- There are no issues with the pool at this time. The pool is serviced two times a week, and is no longer closed on Monday.
- The closing time for the pool will be changed to 6:00 pm.

Funds:

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

Operating Account	\$127,174.53
Money Market Account	<u>\$160,792.03</u>
Total Funds	<u>\$287,966.56</u>

The October 2015 Collection tracker will be emailed to the Board. Funds should be received soon from an Association foreclosure that recently took place. The Association will collect approximately \$7,000. Fourth quarter assessments are now due. Statements will be sent this month to all homeowners with an outstanding balance.

There have been five new homeowners since the September meeting.

A Violations Report was emailed to the Board in advance of the meeting. A motion was made by Sandi to forward a homeowner to the attorney concerning the condition of their lawn. Tim seconded. None opposed. A court hearing will be held later this month to request reimbursement of maintenance costs and legal fees resulting from a judgment given to the Association to maintain a property.

Old Business

Amendments to the Covenants and Restrictions, Bylaws, and Articles of Incorporation were approved at a special meeting reconvened on Wednesday, September 30th at 7:00 pm. The signed and notarized paperwork will be forwarded to the attorney so that the amendments can be properly recorded. Notice will be sent to all homeowners that the amendments were passed.

The mailing of pond easement letters was tabled.

The location of the pool/playground conduct sign was discussed. Tim will verify the proper placement with the contractor.

Repairs to the pool cabana and front sign were tabled.

Per the Covenants and Restrictions, leases will be requested for all rental properties. The term of the lease must be at least six (6) months.

The CAM Team accountant will email out a draft copy of the 2016 budget next week. Approval of the budget will be on the November meeting agenda.

New Business

Notice will be posted on the Silver Creek Neighborhood Facebook page that the Association will no longer post events on that page. The subscription for ConstantContact.com was renewed for another year.

A homeowner is working with the Clay County Sheriff's Office to set up a Neighborhood Watch program in Silver Creek. Neighborhood Watch is separate from the Association; however any activities that are planned for this effort must be communicated to the Association's Board of Directors. An invitation to attend the next Board meeting will be extended to the homeowner working on this program.

The Board requested that the Rehabilitation Letter sent out earlier this year be posted on the website.

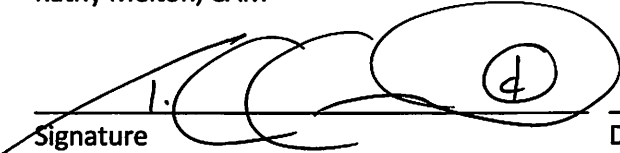
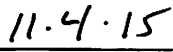
A quote will be obtained to install three street lights along Silverado Circle between Cross Creek Dr. and Creekfront Dr.

The next Board of Directors meeting will be held on Wednesday, November 4, 2015 at 6:00 at the Lake Asbury Elementary School cafeteria.

All business being completed, Barbara made a motion to adjourn the meeting. Sandi seconded. None opposed. The meeting was adjourned at 9:53 a.m.

Respectfully Submitted,

Kathy Melton, CAM

 
Signature _____ Date _____