

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

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

The meeting was called to order at 8:50 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 August 7, 2015 Board Meeting and the Special Meeting of Membership from August 26, 2015 were emailed to the Board in advance of the meeting. A motion was made by Tim Crutchfield to waive the reading and to approve the minutes as written. Sandi Smith seconded. None opposed. Tim Crutchfield signed the minutes.

**Homeowners Forum: None**

**Committee Reports:**

**Architectural Review Committee:**

- A request to install a shed was denied, but the homeowner has indicated that he will appeal.
- A fence that is installed backwards has been referred to the attorney.
- A request for landscaping improvements was approved, but the request to install a shed was denied.
- A letter was sent to a homeowner who installed solar panels without submitting an ARC request.

**Events Committee:**

- The Fall Festival is scheduled for October 24<sup>th</sup> from 3:00 – 6:00 pm. Hamburgers and hotdogs will be served. The Board will not be sponsoring a National Night Out event this year.

**Landscape, Ponds and Preserve Committee:**

- Several areas on the ponds (on the incline) are being missed by the mowers. The issue is being addressed with the landscaper.

**Pool Committee:**

- There are no issues with the pool at this time. The contract with Amenity Services ends after Labor Day.
- The closing time for the pool will be changed to 7:30 pm.

Welcome Committee: None

**Funds:**

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

Operating Account	\$134,128.05
Money Market Account	<u>\$157,668.36</u>
Total Funds	\$291,796.41

The September 2015 Collection tracker was discussed in detail. The attorney is moving forward with approved actions from August. A foreclosure sale by the Association took place and a third party bidder prevailed. The Association should collect approximately \$7,000. Sandi made a motion to move forward with the requested action to file an Association foreclosure. Barbara seconded. None opposed.

There have been three new homeowners since the August meeting, and one bank foreclosure.

A Violations Report was emailed to the Board in advance of the meeting. The Board approved referring several violations to the attorney for further action.

### **Old Business**

A Special Meeting to consider amendments to the documents will be reconvened on Wednesday, September 30<sup>th</sup> at 7:00 pm. An updated spreadsheet detailing proxies/votes received will be emailed to the Board.

The mailing of pond easement letters was tabled.

The location of the pool/playground conduct sign was discussed. Sandi will mark where the sign should be installed.

Repairs to the front sign were tabled until February. Repairs to the pool cabana were tabled until spring. A shed is needed at the pool area for storage.

A back-up person for pool chemical issues has been provided by the current pool contractor. Arsenault Pools has been identified as a back-up for other emergency pool issues.

### **New Business**

The Covenants and Restrictions require that leases be provided for all rental properties. The welcome letter will be revised to request a valid lease for any property that is rented.

The CAM Team accountant is working on the budget for 2016. Aquatic Systems, the provider of pond maintenance, has indicated that their monthly fee will increase by \$22/mo next year. Any changes the Board would like to see should be emailed to the accountant as soon as possible.

The next Board of Directors meeting will be held on October 2, 2015 at 8:45 at The CAM Team office. The reconvened meeting to consider amendments to the documents will be held on Wednesday, September 30<sup>th</sup> at 7:00 p.m.

All business being completed, Tim made a motion to adjourn the meeting. Sandi seconded. None opposed. The meeting was adjourned at 10:31 a.m.

Respectfully Submitted,

Kathy Melton, CAM

  
Signature

10.2.2015  
Date