

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
February 3, 2016
Lake Asbury Elementary School Cafeteria

Present: Barbara Ward, Sandi Smith, Tim Crutchfield, Dennis Daughtry, and David Land; Kathy Melton and Gina Cabral represented The CAM Team.

The meeting was called to order at 6:30 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 Dennis Daughtry to waive the reading and to approve the minutes of the January 6, 2016 Board of Directors meeting as written. Tim Crutchfield seconded. None opposed. Tim Crutchfield signed the minutes.

Committee Reports:

Architectural Review Committee:

- There is currently one outstanding request. Additional information has been requested from the homeowner.
- The attorney is currently working with a homeowner who installed a pool without ARC approval. The Board is requesting that the fence also be brought into compliance.
- The Board approved moving forward with an injunctive lawsuit against a homeowner who has a non-compliant fence and has installed a playset that extends into the common area.

Events Committee: No Report

Landscape, Ponds and Preserve Committee:

- ValleyCrest will be contacted concerning the lifting of trees at the entrance and along Silverado Circle. The lifting of trees up to 8 feet is included in the contract.
- A quote will be requested to change the irrigation at the pool cabana area from spray to drip-style heads.
- A quote will be requested to remove the hedges at the pool cabana.
- Installation of irrigation in the easement at Pond 15 will be scheduled. The homeowner adjacent to the easement has agreed to maintain the irrigation system and to pay for the water. A signed agreement from the homeowner will be provided to Management.
- A homeowner will be put on notice that a tree on their property could fall and damage the Association's fence. Any damage to the fence will then be the responsibility of the homeowner.

Pool Committee:

- Bryan Filing, BSF Services, will be asked to clean the pool furniture.
- Pressure washing and painting of the pool coping needs to be scheduled as soon as possible.
- Management will review records to determine where the square table at the pool was purchased.

Funds:

The January 2016 financials were emailed to the Board in advance of the meeting. Balances as of January 31, 2016 were:

Operating Account	\$165,456.97
Money Market Account	<u>\$164,031.50</u>
Total Funds	\$329,488.47

A motion was made by Sandi Smith to accept \$970.00 as payment in full on an account where the homeowner signed a Deed in Lieu of Foreclosure to the mortgage company. Tim seconded. None opposed.

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

The February 2016 Collection tracker was discussed in detail. A motion was made by Dennis to approve the recommended actions to file twenty (20) notices of intent to lien and six (6) liens and claim of lien letters. Tim seconded. None opposed.

Lake Brown Williams CPAs, the accounting firm who completed the review of the 2015 financial records, notified the Association that generally accepted accounting principles require the use of the accrual method of accounting for Associations with over \$150,000 in annual revenues. Currently, the Association's financials are reported on a cash basis. A motion was made by David Land to change the Association's financial reporting method to accrual. Sandi seconded. None opposed.

There has been one new owner since the January meeting, and one bank foreclosure was purchased by a third party bidder.

Old Business

The street lights on Silverado Circle have been installed. Clay Electric took care of putting the conduit at the proper depth. The message board lights have been installed. A meter application has been made with Clay Electric, and the lights should be operational in the near future.

Repairs to the pool cabana have been started by Leister Construction. The proposal was approved at the January meeting - \$7,582.51. Two change orders totaling \$8,685.05 have been approved for additional repairs required. The county was contacted and a water drinking fountain is required at the pool cabana. Sandi and Barbara will meet with Leister Construction next week to discuss options for redoing the front entrance signs. A revised bid will be requested.

A spreadsheet has been developed to track leases received. Letters will be sent to owners who have not provided a current lease.

A final draft copy of the newsletter was provided to the Board for review. The 2016 pool form will be included as an insert.

Attorney Brian Hess is working on the next proposed amendment. A copy should be available within the next week and will be emailed to the Board.

A legal letter was sent to a homeowner on Garden Moss Dr. concerning discharging a gun in the neighborhood. No response has been received.

New Business

The contract with Amenity Services to provide pool monitors and lifeguards was reviewed. David made a motion to approve the contract as presented. Dennis seconded. None opposed.

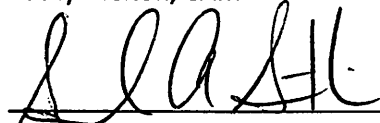
A quote was received from BSF Services to install two concrete pads in the pool equipment area - \$490.00. The Board opted not to move forward with the proposal.

Tim made a motion to purchase a steel picnic table for the right side of the pool cabana. Sandi seconded. None opposed.

All business being completed, Sandi made a motion to adjourn the meeting. Dennis seconded. None opposed. The meeting was adjourned at 7:42 p.m.

Respectfully Submitted,

Kathy Melton, CAM


Signature

2 Mar 16
Date