

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
April 7, 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 March 3, 2016 Board of Directors meeting and March 31, 2016 Special Meeting as written. David Land seconded. None opposed. Tim Crutchfield signed the minutes.

Homeowners Forum:

A homeowner asked for help in addressing parking on the street, especially staggered vehicles that make driving down the street difficult.

Committee Reports:

Architectural Review Committee:

- A copy of the most recent ARC Report was provided to the Board.
- Management will make notes in the system for letters that have been mailed to homeowners that do not have an email address.
- Currently, there are four outstanding requests, but all should be finished this week.
- A fence on Creekfront Dr. was not installed properly. The owner has been notified. If there is no response, the matter will be turned over to the attorney.
- A phone conference will be set up with the attorney to discuss a homeowner who installed a pool without ARC approval.

Events Committee:

- The Annual Easter Event was a success, with approximately forty children attending.
- Sandi Smith submitted her resignation from the Events Committee. Tim Crutchfield made a motion to accept her resignation. Dennis Daughtry seconded. None opposed. The Board thanked Sandi for her hard work and dedication. Dennis will be the Board liaison for the Events Committee going forward.
- The Luau will be held on Saturday, May 28th. Doug Foss will be organizing this event.
- Rain dates are not set up for the Community Garage Sales as the events are advertised in the local papers. The county limits the community to two sales per year.

Landscape, Ponds and Preserve Committee:

- The landscape contractor has moved to the weekly service schedule. The community will be serviced on Wednesdays through the end of April. Starting in May, the service day will be Thursday.
- Randall Holmes, with BrightView, is working with the arborist to schedule the trimming of the trees on Silverado Circle from the entrance to the pool.

- Clay County Public Works has been contacted about a problem by the manhole cover at Pond 15.
- A proposal was received from DeLarm Excavating to address erosion issues on Pond 3 - \$9,450.00. A quote had previously been received from ValleyCrest in 2014 - \$26,786.50. BrightView has been asked to update their proposal. After discussion, David Land made a motion to accept the quote from DeLarm Excavating contingent upon the use of limestone rock by the weir. Tim Crutchfield seconded. None opposed and the motion carried.

Pool Committee:

- The picnic table and other table have been installed. Tim Crutchfield will use the brackets provided to bolt the picnic table to the concrete.
- The proposed pool and janitorial contract with BSF Services was discussed. The contract does not call for an increase in the monthly cost. Two changes were made: Garbage to be removed on each visit and BSF Services can withdraw services with thirty days' notice to the Association. A motion was made by Dennis Daughtry to approve the contract with the two changes. David Land seconded. None opposed and the motion carried. Any issues at the pool should be directed to Tim Crutchfield or Management. Also, an emergency back-up contact person needs to be provided should Bryan not be available.
- The bike rack has been delivered and will be installed this week.
- The cameras at the cabana need to be adjusted. Kevin Turner, All Access Security, has been notified. The Board asked that he organize the cables in the closet, as well.
- Leister Construction will be notified concerning several minor outstanding items resulting from the cabana modifications.
- The pool keycard system has been updated.

Funds:

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

Operating Account	\$156,712.12
Money Market Account	<u>\$138,781.79</u>
Total Funds	\$295,493.91

Statements for 2nd quarter assessments were mailed in late March. Several small balances on the aging report will settle out or be written off in April. An Association foreclosure sale that was rescheduled for April 6th was again won by the same third party bidder from the first sale. Payment was not made. The Attorney is working with the Clay County Clerk of Court to block this bidder from a future sale.

The April 2016 Collection Tracker was discussed in detail. A motion was made by Tim Crutchfield to approve the recommended actions to file one (1) notice of intent to lien, eleven (11) liens and claim of lien letters, and two (2) foreclosure actions. Dennis Daughtry seconded. None opposed and the motion carried.

There have been seven (7) new owners since the March meeting.

An AT&T contractor will be making upgrades throughout the community in the next few weeks. This information will be posted on the website.

An associate who used to work with Attorney Sean Murrell has left his firm. A motion was made by Sandi Smith to leave all files with Sean Murrell. Tim Crutchfield seconded. None opposed and the motion carried.

A copy of the most recent violation tracker was provided to the Board for review. A legal opinion will be requested concerning commercial vehicles and the storage of boats. Three violations were presented to the Board for legal action. The Board members will drive by each of the properties.

A motion was made by Tim Crutchfield to suspend pool keys for residents if updated pool forms and/or leases are not received by May 31st. Dennis Daughtry seconded. None opposed and the motion carried. The attorney will be contacted to determine the exact process that must be followed.

Old Business

Repairs to the pool cabana are almost complete. A picnic table will be purchased and installed on the right side of the cabana.

The front entrance sign renovation project is moving along well. The columns are being built, and stone will be delivered on Monday. The fence panels have already come in and will be scheduled for installation. AllState Electric was out on the property today and has mounted the meter can on two concrete poles. Clay Electric has been contacted to re-connect the service.

Progress has been made on securing leases for rental properties. A number of pool forms are on hold until a current lease is provided.

A quorum was not attained at the Special Meeting to consider amendments to the Covenants and Restrictions. A total of seventy-nine (79) proxies have been received. The meeting has been rescheduled for Thursday, May 26th, at 7:00 pm.

A proposal was requested for the common area on Firefly Drive, but was not received. DeLarm Excavating will be contacted to provide a quote.

New Business

The Annual Meeting is scheduled for Thursday, April 28th, in the Media Center at Lake Asbury Elementary School. Notice will be mailed to all owners of record at least fourteen (14) days in advance of the meeting. The Board discussed the agenda for the meeting.

All business being completed, Tim Crutchfield made a motion to adjourn the meeting. Sandi Smith seconded. None opposed. The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Kathy Melton, CAM


Signature

5-5-16
Date