

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 2, 2017

Lake Asbury Elementary School Cafeteria

Present: Barbara Ward, Tim Crutchfield, David Land, Dennis Daughtry, and Amy Wyatt; Kathy Melton and Gina Cabral represented The CAM Team. Jennifer DiVona was absent.

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 in advance of the meeting.

A motion was made by Dennis Daughtry to waive the reading and to approve the minutes of the January 5, 2017. David Land seconded. None opposed. Dennis Daughtry signed the minutes.

Homeowners Forum:

Two homeowners were present for the Board Meeting.

Committee Reports:

Architectural Review Committee:

- The ARC held a meeting at the pool to discuss current requests. Dave Capito requested to be on the committee. Dennis Daughtry made a motion to add Dave Capito to the committee, David Land seconded. None opposed.
- Barbara Ward would like to change the format for approvals in the system. She would like to have a list of requirements added to the Silver Creek website for homeowners to click on when submitting their request.
- A request was made to turn over a past ARC to the attorney. The approval was contingent on various factors, one of which was height. The ARC would like permission from the owner to gain access to the property to measure.
- The ARC requested the Boards input and guidance on approving playscapes.

Events Committee:

- Silver Creek Garage Sale will be April 1st
- Easter Egg Hun will be April 8th.
- Movie night to be announced as Dennis and David are working together for a date.

Landscape, Ponds and Preserve Committee:

- The Board requested a proposal to install a few "up-lights" at the front island to help light up the entrance to Silver Creek.
- A manhole cover is sinking over by Pond 15 & near Pond 6 there looks to be an eroding issue. The Board requested CAM contact David Delarm to investigate.
- Brush is starting to grow towards several of the ponds. Brightview will be requested to cut those back.
- Leister Construction was to touch up the message board sign when they replaced the front signs. Also, Leister to provide a quote to replace the message board sign entirely.

Pool Committee:

- Tim Crutchfield is looking into an 8x6 shed, will be a natural color. Will update Board at next meeting with prices etc.

- David Land made a motion to approve the monitor schedule with the following changes: adding a monitor for Monday afternoons, that would be 14 additional days. Dennis Daughtry seconded. None opposed.
- The following changes need to be made to the pool maintenance/janitorial contract: a clause needs to be added for inclement weather, janitorial specifics should be added, trash can at the playground should be included, and an indemnity clause should be added.

Funds:

The February financials were emailed to the Board in advance of the meeting. Balances as of February 28, 2017 were:

Operating Account	\$180,816.55
Money Market Account	<u>\$128,970.45</u>
Total Funds	\$309,787.00

The February 2017 Collection Tracker was reviewed in detail. A motion was made by Tim Crutchfield to accept a payment plan. Dennis Daughtry seconded. None opposed.

There has been three (3) new owner since the February meeting.

Old Business

An update on the park was provided by management. The permit hasn't been issued yet. Swing base has been installed, waiting on mulch at this time. The trash can is not in yet, once it comes in it will be installed.

New Business

Violations were discussed. Tim Crutchfield made a motion to send a property to mediation after noncompliance, also sending 4 other properties to the attorney for covenant enforcement. David Land seconded. None opposed.

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

Respectfully Submitted,

Gina Cabral, CAM



Signature

4/6/17

Date