

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
April 5, 2012
Lennar Model Home

Present: Tammy Lewis, Brian Low, Glenda Esco, Jennifer Russell, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were: Gary St. Clair, Barbara Ward, Sandi Smith, Teresa & Ed Smith, Tom Valukevich, Tom Borner, and James Darling.

The meeting was called to order at 6:43 pm by Tammy Lewis.

A motion was made by Tammy to waive the reading and to approve the minutes of the March 1, 2012 meeting as written. Jennifer Russell seconded. None opposed. Brian Low signed the minutes.

Procedures:

The rules of the meeting were reviewed. The purpose of the meeting is for the Board members to conduct the business of the Association. Homeowners will be given the opportunity to speak for up to three minutes each to share their concerns.

Glenda Esco offered to take a more active role to share the workload of the Board. All Board members and Management need to be included on the e-mails so that everyone has knowledge of what is going on.

Committee Reports:

Architectural Review Committee: Sandi Smith and Tom Valukevich were present at the meeting and expressed their interest in joining this committee. The ARC Tracker was provided to the Board showing ARC requests submitted and their status. The second round of notices to homeowners who have made improvements without an ARC approval are being prepared.

Funds:

The balance in the CAB Operating Account at the end of February was \$101,613.71. The balance in the CAB Money Market Account was \$146,341.47. The Compass Bank accounts have been closed.

The April 2012 Collection Tracker was reviewed. Glenda made a motion to approve the requested actions to file seven (7) liens and six (6) liens and intent to foreclose liens. Brian seconded. None opposed. A final letter was sent to eight (8) homeowners requesting contact within ten days or the Association will proceed with foreclosure. Six (6) of the homeowners contacted Management to arrange a payment plan. Brian made a motion to proceed with the other two foreclosures. Glenda seconded. None opposed. A list of forty-six (46) homeowners who are two quarters behind in assessments (plus the current quarter) was provided to the Board. A sample suspension of rights letter was shared that notifies the homeowner that their rights to vote and to use the pool have been suspended as they are more than 90 days in arrears. Glenda made a motion to suspend the rights of the homeowners on the list. Brian seconded. None opposed. A list of fifty-three (53) homeowners who are one quarter behind (plus the current quarter) was also provided. A statement will be sent to these homeowners, and a note will be included to let them know that their rights can be suspended if they do not bring their account current.

Old Business:

The bulletin board has been ordered and should be installed next week.

Allstate Electric will be submitting a bid to add pole lights along the main roadway. The cost is estimated to be approximately \$12,000. The issue was tabled for a future meeting.

Two quotes were received to install a fountain in the first pond. The issue was tabled.

The agreement with Amenity Services to provide a pool attendant has been signed. A meeting was held with the manager to go over expectations. Glenda made a motion that a lightning detector be purchased at a cost of \$180.00. Jennifer seconded. None opposed.

A list of maintenance items was discussed and will be put out for bid:

- Pick up and install pond signs and one pool sign.
- Repair several dog signs at the pool area.
- Clean cabana (cannot be pressure-washed due to new paint and cameras).
- Pressure wash pool deck and front walk area.
- Clean playground equipment.
- Make playground area handicapped accessible. Brian will research what is required.
- Repair benches on the playground
- Re-mulch the playground area.
- Remove two fence railings inside the pool area by the cabana.
- Pressure wash white fence at the entrance to the subdivision.
- Repair pool furniture.
- Repair the "no trespassing" sign on the common area across from the pool area.
- Remove the old bulletin board.
- Remove dead/dangerous trees. Jim Proctor, Tree Amigos, will be contacted.
- Purchase pool umbrellas. Brian will purchase 6 umbrellas at approximately \$80 each.
- Lights out in the pool need to be replaced – 1 in the deep end and 2 in the shallow end.

The pool will be treated with a chemical to kill the black algae at a cost of \$130.00. The pool will need to be closed for 48 hours. The Board requested the treatment be done on April 30th.

A list of chemicals used at the pool will be requested from Rob (the former pool person) and Amenity Services. Brian Foss shared that he has a contact who he believes can save the Association money on chemicals.

A motion was made by Brian to accept the bid from Tree Amigos to install a six station hybrid clock by the pool at a cost of \$325.00. Tammy seconded. None opposed.

The final draft of the Pool Rules was discussed. A copy will be sent to each homeowner in the Annual Meeting mailing.

The work at Pond #15 is scheduled to begin next Tuesday.

Two bids were received to install plants along the banks of the ponds to prevent erosion. The issue was tabled for a future meeting.

A bid was provided to convert the sprinkler system at the front entrance to reclaimed water. The county portion of the bid is \$3,650.00. Tree Amigos portion of the bid is \$2,100.00. The estimated savings to the community is \$2,200.00 per year. Glenda made a motion to convert the entrance to reclaimed water. Brian seconded. None opposed.

New Business:

A homeowner requested permission to hold a child's birthday party at the pool. The Board reiterated the policy that the pool cannot be used for private parties.

The Annual Meeting will be held on Thursday, May 3rd, 6:30 p.m. at Lake Asbury Elementary School. The power point presentation is being updated. Glenda made a motion to offer a door prize of one year free assessments at the meeting. Homeowner must be present to win. Brian seconded. None opposed.

The next meeting will be held on June 7, 2012.

All business being completed, the meeting was adjourned at 10:07 p.m.

Respectfully Submitted,

Kathy Melton, CAM

 6-7-12
Signature