

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

Present: Tammy Lewis, Brian Low, Glenda Esco, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were Harley Blackstock and Thomas Borner.

The meeting was called to order at 6:34 pm by Brian Low.

Brian Low read the minutes from the November 10, 2011 meeting. A motion was made by Glenda Esco to approve the minutes as read. Tammy Lewis seconded. None opposed.

Committee Reports:

Architectural Review Committee: There have been no new requests.

Funds:

The balance in the Operating Account at the end of December was \$67,438.59. The balance in the Money Market Account was \$146,162.49. Coupon books were mailed out in December. Payments have started to come into the new lockbox with Community Association Bank and to the office. A notice will be put in each newsletter asking homeowners to let us know if they do not wish to receive a coupon book in the future. The 2011 year-end numbers are being reviewed and finalized. A copy of the approved 2012 budget was provided.

The January 2012 Collection Tracker was reviewed. The attorney is processing the legal actions approved at the prior meeting. Brian made a motion to approve the requested January actions to file two (2) intents to lien and one (1) amendment of lien and intent to foreclose lien. Glenda seconded. None opposed. An offer was made on a property under contract for a short sale. For the bank to approve the short sale, the attorney handling the closing is requesting that the Association waive \$1,000 to \$1,500 of the amounts owed (the total amount of interest charged to the account exceeds \$1,500). A motion was made by Glenda to waive interest in the amount of \$1,000. Brian seconded. None opposed.

Old Business:

Down to Earth, the former landscaping company, was terminated effective January 1st. The new landscape company is Tree Amigos. Tammy and Kathy met with Jim Proctor and the foreman assigned to the community to go through the neighborhood and discuss expectations and concerns. The Board asked Management to get a quote from Tree Amigos for the following extra work:

- The relocation of the sycamore trees from the pool areas to another common area based on Tree Amigos recommendation.
- Landscaping around the ponds designed to prevent erosion of the banks.
- Clearing a path allowing access to the pond in the Creekfront/Silverado area (Discussed during the walk-through with Tree Amigos)
- Removal of dead trees around a pond (identified during the walk-through) and in the common areas.
- Cutting back the growth in the area between the Silver Creek and Rolling Hills neighborhoods.

The needed repairs to pond 15 were discussed. Brian made a motion that the contract to repair pond 15 be awarded to Jeff's Excavating and that the work begin as soon as possible. Glenda seconded. None opposed.

Concern was raised about motor vehicles riding around the ponds. Management will contact Rob to request a barrier be put around the sinkhole at the shoreline of Pond 15. A suggestion was made to put signs around all the ponds prohibiting motorized vehicles. Management will contact Banners and Signs to get pricing and samples of signs. A motion was made by Brian to send a letter to the resident riding 4-wheel and other motorized vehicles on the common areas. Glenda seconded. None opposed. Tammy will provide the address to Management.

New Business:

The Board is asked to send suggestions/articles for the next edition of the newsletter. A suggestion was made to include an article about what the assessments are used for in the community. Other suggestions include an article about speeding in the neighborhood, and another informing residents that motor vehicles are not allowed in the common areas or around the ponds.

The Annual Meeting is tentatively scheduled for Thursday, May 3rd at 7:00 p.m., with an alternate date of Thursday, April 26th. Lake Asbury Junior High is not available on May 3rd. Tammy will check to see if Lake Asbury Elementary School is available on that date.

Speeding continues to be a problem in the neighborhood. Homeowners are encouraged to contact the Clay County Sheriff's office to make a complaint.

The Board would like to make plans for the 2012 neighborhood events, which may include two garage sales, a clean-up day, an Easter event, and back-to-school event. The discussion was tabled until the next meeting so Board members could look at a calendar and consider which events they would like to include.

The Board would like information on how to change the name of a street, due to confusion between Creekfront Dr. and the circle with homes on Creekfront Dr. on the opposite side of Silverado.

The next meeting will be held on February 2, 2012.

All business being completed, Glenda made a motion to adjourn the meeting. Brian seconded. None opposed. The meeting was adjourned at 8:16 p.m.

Respectfully Submitted,

Kathy Melton, CAM



Signature

