

Approved

MINUTES OF SILVER CREEK BOARD OF DIRECTORS MEETING

Meeting Started: 7:08 p.m.

Reason for Meeting: Monthly BOD meeting

Present: Tammy Lewis, President
Lori Curtis, Secretary/Treasurer

1. Call to Order
2. Roll Call – Lori Curtis, Tammy Lewis, Andrew Street/PMSI, John Campbell/Rep for HOA Attorney
 - a. Home Owners present for request time before the BOD for Discussion: Hal White, Brian Low, James Darling, other residents were in attendance – see attached list
3. Officer Reports – none
4. Committee Reports – none
5. Approval of previous Board meeting minutes
 - a. Motion to approve by Lori Curtis, 2nd by Tammy Lewis, approval granted.
6. Old business – None
7. New Business:
 - a. Tammy Lewis appointed Lori Curtis as Secretary/Treasurer
 - b. Motion to approve Landscaping facelift for front entry by Tammy Lewis, 2nd by Lori Curtis. Approval granted
 - c. Motion to approve additional lighting at the pool by Tammy Lewis, 2nd by Lori Curtis. Approval granted
 - d. BOD reviewed how the money judgments were progressing. Four judgments were sent out. Of the four, one paid in full, one made arrangements and two have chosen to address their issue before a judge.
 - e. Inspections of sand drains in pool bathrooms were done and Silver Creek passed the inspection.
8. Floor moved to Residents:
 - a. Hal White – Mr. White addressed the partnership of the HOA with Hibernia Baptist Church for a Community Cleanup Day. The BOD agreed that we would assist Mr. White with this event. The HOA will send out flyers in the next mailout and post notices on the community boards.
 - b. James Darling – presented the serious issue of children digging on the vacant lots and creating serious hazards. BOD agreed and stated that this issue was already being addressed from a legal standpoint. The vacant lots are currently bank owned.
 - c. Brian Low – presented issues with the budget/PMSI getting a \$10,000 raise for 2010, why the Board was spending money and not collecting money, why the BOD/PMSI was not handling CC&R violations, residents not collecting after walking their dogs, why all past due accounts did not have liens

Approved

- i. The BOD addressed all issues with Mr. Low: There were additional line items in the Budget that pertained to PMSI and the BOD asked that PMSI “cleanup” the line items that were duplicative, that belonged in other areas, and did not need to be a line item in the budget. PMSI honored that request. PMSI did not get a raise; they were paid exactly the same as last year. The process of violations was explained to Mr. Low with the assistance of the attorney and Andrew Street. The process/responsibility of PMSI to handle CC&R violations was explained in detail. The process of liens was explained in detail. The issue of walking the dogs was also addressed. All explanations were accepted by Mr. Low and he agreed that he now understood.
9. BOD discussed ongoing projects and ideas:
- a. Adding picnic tables with umbrellas to the open area of the pool deck, BOD agreed this would be a good addition. Pricing to be done.
 - b. Creating a vegetable garden in the community area behind the playground was voted down.
 - c. Additional tot lots were discussed and voted down. Improving the playground at the pool area was brought up and the BOD agreed this would be a good addition. Pricing to be done.
 - d. Landscaping the areas that were deemed “tot” lots was discussed, further discussion needed.
 - e. Adding commercial benches along the sidewalks in areas was opened for discussion, further discussion needed.
 - f. Proposed “Community Garage Sale” day on the community calendar for twice a year was agreed to by the BOD. Further discussion needed.
 - g. Proposed need for Events Committee and for the Architectural Review Board (ARB). Mr. White nominated himself to be the head of the ARB. Mr. White will find two others to join him.
10. Open discussion did occur with the residents who attended but did not request time to speak with the Board. All residents had an opportunity to briefly discuss issues and ideas.

Motion to Adjourn by Tammy Lewis, 2nd by Lori Curtis. Meeting ended at 8:40 p.m.

Approved

SILVER CREEK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

SIGN IN SHEET FOR FEBRUARY 4, 2010

<u>NAME</u>	<u>ADDRESS</u>
Brian Low	Creekfront Drive
Charles Moody	Creekfront Drive
Dennis Leibold	Creekfront Drive
Hal White	Creekfront Drive
Grant Curtis	Creek Ridge Drive
James Darling	Southbank Circle
Deborah Julian	Creekfront Drive
Sandi Smith	Creekfront Drive
Sheila Basham	Firefly