

Minutes of Meeting May 6th, 2010

6:55 Call to Order

Roll Call: Tammy, Kyle from Board and Brian at large present

Officer Reports: No Officer Reports this week

Committee Reports: None

Old Business:

Proxies: Next meeting for the Board will be on May 27th to take up the issue of changing rules to keep non-paying home owners and/or their renters from using pool. In order to pass the motion, which is held over from last public meeting, we need either those present or those that filed proxies to vote in favor by 2/3 of total membership. Andrew sent mailers with proxy statements that should arrive no later than Tuesday. We will keep an eye open for them.

Canvassing: Potential canvassing date set for 15 May in conjunction with canvassing for stop sign

Front Entrance Walls: Have received one quote from Abner regarding washing/painting/fixing front signs. Kyle requested a copy of quote to review. Tammy has a copy and will forward. Waiting for Sign-A-Rama's quote that should arrive by Tuesday to refurbish.

Abner:

1. Board voted to not use Abner on any work and WILL NOT AUTHORIZE any payments to Abner for future work until a copy of valid insurance is in the hands of Tammy and she has reviewed.
2. Board voted to NOT USE Abner on any non-bid work moving forward. To be eligible to submit bids for consideration copy of insurance must be on file and presented to Tammy for review prior to accepting any bids.
3. Kyle proposed contacting new contractors. Provided name of Lois Construction as potential new company. Kyle will contact to discuss a true time and materials option to use them and gauge their level of interest.
***Note: Full disclosure: Kyle has no personal nor financial ties to Lois Construction, but his wife called them for work at their house last week to repair some siding that had started to fall. He came over and the job was a 5 minute job. He did it on the spot for free. Very Good People
4. In addition to Lois Construction, the Board would like to have PMSI provide 2 alternatives for local handyman work by the next board meeting.

New Business

Pool Area Landscaping: Reviewed bid from Down to Earth. Thought the overall project plan was solid, but voted to eliminate right side work on drawing to bring budget under 10k.

Pool Furniture: Decision made to not buy new furniture at this point. Will work with rest of season with current furniture.

Street Signs: Learned from Clay County Department of Public Works that 51% of residents on Silverado need to sign petition for a stop sign on the street. Everyone present agrees that the Crosscreek and Silverado intersection is most likely place for approval. Set tentative date of 15 May to canvass in conjunction with petition signatures. Process is generally 6 months with cost under \$1,000 once petitions are submitted.

Dog Signs for Pool/Common Area: Board approved Sign-A-Rama's bid to provide "No Dogs Allowed" signs surrounding pool/common area.

Pool Attendants: Pool attendants will begin at the end of school. Part of responsibilities in contract will be to clean bathrooms. Board is requesting a cleaning roster that shows date, name, time and signature of person when they clean bathroom and attached to back of pool bathroom.

Message Boards: Continue to have issues with message boards. Tammy is looking at way to weather proof.

Key Control: Discussion was had on change of key locks moving forward to a card access system. It was tabled until later date for further review, but a high level of interest exists. One question is the strength of magnets and how secure they are. Currently it is easy to 'pop' the lock on the gates.

Security Camera Manuals: Tammy asked for help in retrieving our security camera manuals from Titus at 2856 Crosscreek Dr. Brian and Kyle both have agreed to assist in this before the next board meeting.

National Night Out: This has been cancelled by the Sheriff's department due to funding cuts. Board has decided it would like to create some type of event night for the neighborhood and has put it on next board's agenda.

IMPORTANT CONTRACT DATES:

Insurance renewals:

Property insurance renews in July

Liability insurance renewed in April. Unable to quote until next year.

Directors/Officers insurance renews in October

Property Management:

Currently on yearly renewal with 60 day notice required. Term ends in December, notice required in October.

Announcements:

Lennar homes bought the remaining Engles lots. Sales manager for Lennar working in Silvercreek seems great to work with and is interested in being a positive force to assist in community.

Next Meeting on May 27th to consider motion to amend by-laws regarding use of pool for members not current on dues.

Adjourned 8:35 pm