

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
February 3, 2011
Lennar Model Home

Present: Tammy Lewis, Brian Low, Kyle Fresh, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance were Mike Phillips from the Architectural Review Committee and David Watts from Lennar Homes.

The meeting was called to order at 7:17 pm by Tammy Lewis.

A motion was made by Tammy to waive the reading of the minutes from the January 6, 2011 meeting. Kyle Fresh seconded. None opposed.

Committee Reports:

Architectural Review Committee: Several outstanding requests were discussed. A request by a homeowner to put brick accents around their driveway and sidewalk was approved. A request by Adams Homes to put in a fence was approved. A request by a homeowner to put in a shed and additional landscaping was tabled until more information about the shed is provided. A log of exterior improvements in the neighborhood has been compiled and will be compared to homeowner's files to make sure approval was given. If there is not an approved ARC in the homeowner's file, a letter will be sent asking for the submission of an ARC form.

Old Business:

The Fines Policy was signed. One more volunteer is needed for the Fining Committee. Procedures concerning violations were discussed and the Board requested that a list be sent to them before final notices are sent out. A "Welcome Packet" for new homeowners was discussed, including providing information about the website and how to contact Management for a key to the pool. Management will add Theresa Smith to the e-mail notifications when a new homeowner moves into the neighborhood.

The newsletter is almost done. Kyle will draft an article about the upcoming Annual Meeting and Brian will provide an article about the stop sign petition drive.

Management reported that collections are going well. Courtesy letters were sent to homeowners who are more than one quarterly assessment behind. Notifications were sent to seven homeowners who are in arrears and have tenants living in the property. Four of the tenants and/or homeowners contacted the attorney. One has paid the account in full and another has entered into a payment plan. Management will review legal actions against delinquent homeowners and make recommendations as to actions that need to be taken. The balance on a bankruptcy account was written off.

Upcoming events:

- The Annual Meeting is scheduled for Thursday, May 5th, at Lake Asbury Elementary School at 6:30 pm. The junior high school was not available.
- The first neighborhood garage sale will be held on Saturday, April 9th.
- A neighborhood clean-up has been rescheduled for March 26th.

- Movie night, sponsored by Lennar Homes, will be held on Saturday, March 5th (Rain date Saturday, March 12th) at the pool area. David Watts suggested Apollo 13 as the featured movie.
- An Easter event is being planned for Saturday, April 16th. Tammy will contact O2B Kids and the person who provides fingerprinting to see if they are available.

The agreement to maintain the pond shared with the Southbank subdivision was signed by both Board presidents. Management is still in the process of securing bids for the pond contract, which is up for renewal in April.

Yard of the Month awards will be given out from April to September and will be given to the Yard of the Month and the Most Improved Yard. Mike Phillips offered for the signs to be made by students at his school.

New Business:

The insurance contract has been sent out for bids.

Several incidents of vandalism and egging of homes have taken place. Residents are encouraged to be vigilant and report any suspicious activities.

Kyle announced that he will be moving and will resign from the Board after the Annual Meeting in May. Any homeowner interested in serving on the Board should contact Management.

The meeting was adjourned at 8:46 p.m.

Respectfully Submitted,

Kathy Melton, CAM

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Signature