

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
April 11, 2013
RE/MAX Specialists Board Room

Present: Tammy Lewis, Jennifer Russell, Sandi Smith and Kathy Melton representing The CAM Team. Also in attendance were Barbara Ward and Brenda Crotts.

The meeting was called to order at 10:10 a.m. by Tammy Lewis.

A motion was made by Jennifer Russell to waive the reading and to approve the minutes of the March 11, 2013 meeting as written. Sandi Smith seconded. None opposed. Jennifer signed the minutes.

Committee Reports:

Architectural Review Committee:

- The ARC Log with outstanding ARC issues was discussed. Only a few outstanding items remain that need to be checked by the Committee members. Paperwork was submitted by one homeowner who installed a fence. Management will send an approval letter.
- There are currently three outstanding ARC applications:
 - The Committee is meeting with a homeowner on Saturday to discuss their request to extend their driveway and install a shed and carport.
 - A request by a homeowner to install a 4' fence on the left side of the property has been approved.
 - A request to install a fence and repaint the exterior should be approved today or tomorrow.
- The web-based system to consider and approve ARCs is up and running. Management will provide sign-in information for the committee members and provide information on how to use the system.

Funds:

The March 2013 financials were emailed to the Board in advance of the meeting. The balance in the Operating Account at the end of March was \$140,515.53. The balance in the Money Market Account was \$141,768.46.

Two homeowners who received notification that the Association was moving forward with foreclosure have entered into payment plans.

The April 2013 Collection Tracker was discussed in detail. A motion was made by Jennifer to approve the requested actions to file one (1) lien and intent to foreclose lien, and to renew one (1) lien and send and intent to foreclose lien. Sandi seconded. None opposed.

A motion was made by Tammy to suspend the voting rights and right to use the pool for the list of homeowners presented who are more than 90 days in arrears on their assessments. Sandi seconded. None opposed. Management will send a letter to the homeowners.

Old Business:

The pool furniture has been picked up so that it can be restrapped. The fence around the pool equipment needs to be replaced as it can be jumped and is a risk to the Association. A bid to install a six foot fence to match the existing fence with a proper lock was received. A motion to approve the fence quote for \$1,980.00 was made by Jennifer. Sandi seconded. None opposed.

Three lights in the pool need to be repaired. A quote was received last year from Duda Pools for \$525.00 to repair/replace the lights. The quote is being updated for final Board approval.

A quote has been requested to replace the broken pool filter. The filters are acid washed one to two times per year.

Plans are being made to do all the repairs to the pool at one time to minimize the time that the pool will be closed to residents. An algae treatment is scheduled which requires the pool to be closed for approximately 48 hours. The conduit for the concrete around the edge of the pool will be repaired. The deck will also be pressure washed.

One bid for the pool and janitorial services has been submitted. A second bid should be received soon.

The quit claim deed for the common areas from the Developer to the Association was received by the attorney and has been recorded in Clay County.

The plans for the Memorial Day event were discussed. A deposit has been paid to the vendor. A suggestion was made to ask the vendor to bring several tables and extra chairs. The event will be held on Saturday May 25th from 5-8 p.m.

The work on Pond 15 has been completed. The pond level was lowered and geo-matting was installed. Sod was put around the pond and pinned down. Because of the recent rains, the proposal to install temporary irrigation for the sod was tabled. The other ponds in the subdivision are being checked for erosion.

The sidewalk on Firefly Dr. has been installed. The missing piece of sidewalk on Creekfront Dr. by the former Adams Homes model home will be taken care of by Adams Homes within the next two weeks.

Notices have been mailed for the Annual Meeting – May 2nd at the Lake Asbury Elementary School Library. The Board approved a free year of assessments as the grand prize for the raffle drawing. The slideshow presentation and Board responsibilities at the meeting was discussed. There are currently five seats on the Board. A motion was made by Sandi to keep the Board at five seats. Jennifer seconded. None opposed. The Board will consider expanding the number of seats in the future. A representative from the Clay County Sheriff's Office will be in attendance to discuss parking issues. Committee sign up lists will be available at the meeting for the following committees: Events, Water/Conservation, Pool, ARC, and Welcome.

The Association Facebook page was discussed. Postings became negative over the week and the Board has agreed not to respond in the future. The site is intended to be informational. Any complaints should go through the proper channels and should be directed to The CAM Team.

New Business:

A motion was made by Sandi to utilize pool monitors at the pool this summer. Jennifer seconded. None opposed. Tammy is requesting bids. The monitors should wear T-shirts identifying them as a Silver Creek Monitor-Not a Lifeguard.


The Board discussed where the monthly meetings should be held as concern has been expressed about meeting at Panera Bread. The RE/MAX Specialists Board Room is available for meetings. Alternative locations such as the school or a local church were mentioned. Board meetings are for the Board to conduct its business. A suggestion was made to hold meetings specifically for homeowners two to three times per year. The Board will not meet in July or December.

The next Board meeting will be held on Thursday, June 6, 2013. Location to be determined.

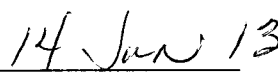
All business being completed, Jennifer made a motion to adjourn. Sandi seconded. None opposed. The meeting was adjourned at 12:53 p.m.

Respectfully Submitted,

Kathy Melton, CAM



Signature



Date