

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**November 7, 2013**  
**Lake Asbury Elementary School Media Center**

Present: Barbara Ward, Sandi Smith, and Kathy Melton representing The CAM Team. Homeowners in attendance: Harley Blackstock.

The meeting was called to order at 6:00 pm by President, Barbara Ward.

A copy of the minutes from the October 11, 2013 Board Meeting was emailed to the Board in advance of the meeting. A motion was made by Sandi Smith to waive the reading and to approve the minutes as written. Barbara seconded. None opposed. Sandi signed the minutes.

**Homeowners Forum: None**

**Committee Reports:**

**Architectural Review Committee:**

- A motion was made by Sandi to remove Brian Russell from the Architectural Review Committee. Barbara seconded. None opposed.
- An updated copy of the ARC tracker was provided to the Board.
- A new request to install a patio will be approved on Friday when the second approval is entered in the online system.
- A letter will be sent to a homeowner requesting a meeting at 9:00 a.m. on Saturday, November 15<sup>th</sup> to review progress to bring the shed into compliance. If the homeowner does not agree to the meeting, a denial letter will be sent and the shed will have to be removed.

**Landscape, Ponds and Preserve Committee:**

- Sandi and Harley Blackstock met with Josh from Aquatics today concerning several ponds. Josh has agreed to give twenty-four hours notice before coming out to treat the ponds.
- The weir at Pond 11 had a lot of trash that appears to be coming from Adams Homes. The county needs to be contacted to address water flow problems with the weir.
- Pond 7 has problems with erosion and with weeds growing in the pond.

**Pool Committee: No Report**

**Events Committee:**

- A tentative date of November 16<sup>th</sup> has been set for the community movie night. More details will be shared on Facebook and on the website.

**Welcome Committee:**

- The Board recognized Teresa Smith for doing a great job of welcoming new homeowners to the community.
- Only four builder lots remain unsold.
- The community Facebook site currently has 172 members.

**Board Size:**

A motion was made by Barbara to accept the resignation of Mike Trimmer from the Board of Directors. Sandi seconded. None opposed.

Per the Bylaws of the Association, the Board of Directors is comprised of three (3) members.

**Funds:**

The October 2013 financials were emailed to the Board in advance of the meeting. Balances as of October 31, 2013 are:

Operating Account	\$176,259.14
Money Market Account	<u>\$137,023.49</u>
Total Funds	\$313,282.63

A motion was made by Sandi 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. Barbara seconded. None opposed. Management will send a letter to homeowners.

The November 2013 Collection Tracker was discussed. A motion was made by Barbara to approve the requested actions to file six (6) notices of intent to lien and ten (10) liens. Sandi seconded. None opposed.

**Old Business:**

The pool consultant contract has been signed by all parties. A fully executed copy was provided to the Board.

The computer for the key card system and camera system has not been ordered. Mark Lewis has indicated that he interested in helping with the changeover of the systems to The CAM Team. Management will follow-up to make sure the process is moving forward. The Board requested twenty-four hour access to the pool.

A new draft of the newsletter was provided to the Board. Articles about the pool renovations, pond repairs, and committees will be included. A final draft will be available early next week for approval.

The attorney is completing the final draft of the legal opinion concerning sheds. The ARC Committee has the right to approve sheds. The attorney recommends that the Board adopt rules and regulations regarding sheds. The meeting where the rules will be discussed should be noticed to homeowners forty-eight (48) hours in advance. Fourteen (14) days notice of the meeting where the policy will be adopted should be provided to each homeowner, along with a copy of the policy being voted on.

Bids are being requested for repairs needed on Pond 2. Jeff's Excavating will be submitting a bid on Friday. A meeting will be set up with two other vendors on Thursday, November 14<sup>th</sup>. The repairs required are extensive.

There is no increased liability to the Association to install a gate inside the pool area allowing access to the pool equipment. The Board tabled consideration of the bid received until the February meeting.

**New Business:**

Three bids have been received for the pool renovations. Consideration of the bids was tabled until at least one more bid is submitted. A vendor meeting will be set up to discuss the bids. Notice of the meeting will be posted in the community, on Facebook, and on the website.

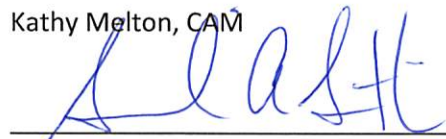
The next Community Meeting will be scheduled in February. Topics of discussion will include the pond repairs and pool renovations. The Board will check the availability of Lake Asbury Junior High School as a meeting site.

The Board of Directors will not meet in December. A tentative date of January 7, 2014 has been set for the next meeting.

All business being completed, Barbara made a motion to adjourn the meeting. Sandi seconded. None opposed and the meeting was adjourned at 7:13 pm.

Respectfully Submitted,

Kathy Melton, CAM



Signature

10 JAN 14

Date