

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
April 3, 2014
Lake Asbury Elementary School Cafeteria

Present: Barbara Ward, Sandi Smith, Jennifer DiVona, and Kathy Melton representing The CAM Team.

Absent: Angie Trimmer

Homeowners Present: Mike and Linda Rudd, Brenda Crotts, and Tammy Lewis

Guests: Bryan Filing, BSF Service Company and Danielle Simpson, Riverside Management Services

The meeting was called to order at 6:02 pm by President, Barbara Ward.

Copies of the minutes from the March 6, 2014 Board Meeting were emailed to the Board in advance of the meeting. A motion was made by Barbara to waive the reading and to approve the minutes as written. Sandi Smith seconded. None opposed. Jennifer DiVona signed the minutes.

Homeowners Forum:

Brenda Crotts shared that the Girl Scouts are planning a clean-up day in the neighborhood. Plans to hold a food drive are also being discussed.

Bryan Filing from BSF Service Company shared information from several sources with the Board to substantiate the need to close the pool one day per week during the busy season. The pool needs to be shocked once a week to take care of the Chloramines that build up. After discussion, Sandi made a motion to close the pool on Mondays for maintenance, unless it is a holiday, starting the Tuesday after Memorial Day. Barbara seconded. None opposed.

Danielle Simpson was in attendance from Riverside Management to discuss pool monitors for the upcoming swim season. Danielle suggested that the hours be reduced during the time that the children are still in school. The Association is only billed for the actual hours worked. Danielle requested that the monitors be provided with the chain of command stating who should be contacted if issues arise, such as inclement weather, pH is low, etc. The Board requested that monitors interact more with the residents and refrain from reading books while on duty. A motion was made by Barbara to approve the contract for pool monitors. Sandi seconded. None opposed. Danielle will provide information in the near future concerning whether swim lessons can be offered to Silver Creek residents at the Rolling Hills swimming pool.

Committee Reports:

Pool Committee:

- A motion was made by Barbara to appoint Lisa Lowe to the Pool Committee. Sandi seconded. None opposed.
- A mission statement has been written for the Committee and will be emailed to Management and the Board members.
- Any changes to the Pool Registration Form should be sent to Management as soon as possible.

Architectural Review Committee:

- Several shed requests have been put on hold until the Committee can meet with the homeowners. All shed requests must include a picture of what the shed is going to look like.
- A fence that was installed prior to receiving approval must be brought into compliance.

- A new request from a homeowner will be denied until previous improvements have been brought up to the standards previously shared with the homeowner during a meeting with the Committee.
- A second notice has been sent to the homeowner whose front door was painted without ARC approval. The color was denied and the door must be repainted.
- Barbara made a motion to waive the ARC fee of \$25.00 for trash can/pool pump/AC enclosures and for painting of front doors. Sandi seconded. None opposed. The ARC form will still need to be submitted for approval by the Committee. The ARC form will be revised to reflect these changes.

Communications Committee: None

Events Committee:

- A Community Yard Sale will be held on April 5th.
- The Easter Egg Hunt is scheduled for April 19th.

Landscape, Ponds and Preserve Committee:

- The Board was not pleased with recent repairs to Pond 2 as an area has already started to wash away. Barbara, Sandi, and Kathy met with representatives from Jeff's Excavating to discuss their concerns. The sod in the affected area will be pulled back, the rip rap will be raised, and new soil with pebbles in it will be brought in to help stabilize the area. All of the new sod will be fertilized. Seventy-five percent (75%) of the payment for the work completed was released. The balance will be paid upon the completion of the corrective work.
- Randall Holmes with ValleyCrest Landscape Maintenance will be sending proposals for work on several other ponds. The bids will provide for both a temporary fix and a corrective solution.

Funds:

The March 2014 financials were emailed to the Board in advance of the meeting. Balances as of March 31, 2014 were:

Operating Account	\$201,144.36
Money Market Account	<u>\$ 77,381.68</u>
Total Funds	\$278,526.04

The April 2014 Collection Tracker was discussed. No actions were requested. Management has aggressively pursued past due amounts and progress is being made.

Only one Adams Home remains unsold.

Old Business:

The key card and camera systems have successfully been set up at The CAM Team offices. One outstanding issue with the Comcast router should be taken care of soon. Barbara made a motion to keep Mark Lewis on as the consultant for key cards and to hire a new contractor to change the IP address for the camera system and to maintain the cameras. Sandi seconded. None opposed. Several 16 GB flash drives will be purchased in the event that recordings from the camera system need to be made and shared with CCSO.

A second capture of Muscovy ducks was completed today with twenty-two ducks being removed and relocated to a private preserve area. Two other ponds along Creekfront Dr. have approximately 25-30 ducks, but would require separate capture attempts. Management will contact Steve DeMoor with Wildlife Solutions to see what other options may be available to the Association.

Paperwork was received from Clayton & McCulloh and is being reviewed for the Document Organization service.

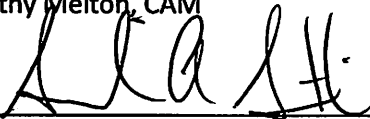
New Business:

The Annual Meeting is scheduled for Wednesday, April 30th. A planning meeting will be held at The CAM Team office on Thursday, April 10th, at 9:30 a.m.

All business being completed, Barbara made a motion to adjourn the meeting. Sandi seconded. None opposed. The meeting was adjourned at 7:37 pm.

Respectfully Submitted,

Kathy Melton, CAM



Signature

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Date