

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
June 5, 2014
Lake Asbury Elementary School Cafeteria

Present: Barbara Ward, Sandi Smith, Angie Trimmer, and Kathy Melton representing The CAM Team.

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

Copies of the minutes from the May 8, 2014 Board Meeting and May 29, 2014 Pond Meeting were 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. Angie Trimmer seconded. None opposed. Sandi Smith signed the minutes.

Homeowners Forum:

Paul Landsittel addressed the Board concerning his recent installation of a shed without ARC approval. He apologized for not following the rules and asked for temporary leniency so that he can bring the shed into compliance by installing trees and/or shrubs to obscure the shed from view. A motion was made by Sandi to accept Mr. Landsittel's proposal to add trees and shrubs over the next sixty (60) days. Angie seconded. None opposed. A letter will be sent to the homeowner concerning the approval, and two ARC Committee members will make a site visit and check on the progress in sixty (60) days.

Committee Reports:

Architectural Review Committee:

- A motion was made by Sandi to appoint Ruth Mustonen to the ARC Committee. Angie seconded. None opposed.
- The ARC Committee held a meeting on June 5th. The report from the meeting is attached to these minutes.
- Two homes that have front doors painted without ARC approval have not been brought into compliance.
- A homeowner who installed a fence has brought the fence into compliance. Barbara will go into the online system to give final approval.
- The ARC Committee has requested that Carmen with The CAM Team provide a response within 24-hours to questions entered in the online system. The Committee asked that she acknowledge the request and indicate that she is working on it.
- Tom Valukevich will meet with homeowners concerning a shed that needs to be painted to match the house.

Communications Committee:

- Board members agreed that they need to keep their comments positive when posting on websites.
- The next edition of the newsletter is being worked on. Please submit articles as soon as possible. Business card sized ads may be placed in the newsletter for \$25.00.

Events Committee:

- A Movie Night for teens is scheduled for Friday, June 27th. Doug Foss will email the Board with pricing for a larger screen. A vote will be held online for the movie that will be shown.
- An Adult Swim and Wine & Cheese Night will be held on Friday, July 18th.

- The Events Committee will work in conjunction with the Crime Watch volunteers to host a National Night Out Event on August 5th.
- A Luau-Back to School Bash will be held on August 30th.
- The Community Yard Sale will be held on Saturday, October 1st.
- A Fall Festival is being considered for November.

Landscape, Ponds and Preserve Committee:

- The Board met with ValleyCrest concerning pond issues in the community. Repairs were approved to Pond 4 (\$5,450.00) and Pond 15 (\$4,380.00). Additional repairs are being considered, and bids from other vendors will be requested.
- The Board approved the replacement of a valve at the entrance.
- An article will be put in the next newsletter concerning the “Adopt a Pond” program.
- Sandi made a motion to accept the bid from Banners and Signs to purchase five (5) No Fishing/No Swimming/No Trespassing signs to be installed on Ponds 1, 5 and 6. Angie seconded. None opposed. After discussion, the wording on the signs will be altered to remove “Private Property.”

Pool Committee:

- A mission statement was received for the Pool Committee. Angie made a motion to approve the mission statement as written. Sandi seconded. None opposed.
- Several additional responsibilities for the Pool Committee were identified: Unlocking the gate by 7 am on Tuesday mornings and placing trash at the curb for Thursday morning pick-up.

Welcome Committee:

- Teresa Smith was thanked for doing a great job in welcoming new residents to the community.
- Barbara would like to meet with Teresa to review what is being handed out.

Funds:

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

Operating Account	\$220,329.13
Money Market Account	<u>\$ 28,387.79</u>
Total Funds	\$248,716.92

The June 2014 Collection Tracker was discussed. Barbara made a motion to approve the requested actions to file one (1) Claim of Lien, move forward with foreclosure on a homeowner who has defaulted on their payment plan, and to send seven (7) payment plan default letters. Angie seconded. None opposed.

Old Business:

Several minor issues are outstanding from the pool renovation. Areas of sod still need to be replaced and a portion of the fence has not been replaced. The irrigation system has had to have several repairs. Bryan Filing will be contacted to work with Scot from Capital T Enterprises to make sure everything is completed. The final payment will not be made until the outstanding issues are corrected.

Several homeowners have complained about providing ages of their children on the Pool Registration Form. If the ages of the children are not listed, then the children must be accompanied by an adult when coming to the pool.

As several issues with the pool monitors arose after the first few weeks of operation, a draft copy of guidelines for the pool monitors was presented for discussion. A final copy will be given to Danielle from Riverside Management at a meeting to be held at the pool on Monday (9:00 am).

A gate has been installed allowing access to the pool equipment from the pool area.

Paperwork has been signed and forwarded to Clayton & McCulloh for the Document Organization Service. This is the first step in making needed changes to the Covenants and Restrictions.

New Business:

Several recent acts of vandalism have occurred at the pool and playground. Warrants have been issued for two individuals who damaged the pool gate recently. Actions are still pending and it will be up to the judge to decide whether the Association will collect \$657.12 in damaged. A second incident occurred at the playground where offensive language was written on the equipment. A clean-up day at the playground will be scheduled with the offending juveniles as punishment. Parents will be required to accompany their children. A letter will be sent to the homeowner if any of the offenders were children of tenants.

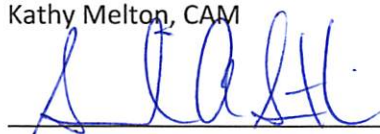
Pricing was provided from the Clay County Sheriff's Office for off duty patrols. The minimum shift is three hours and the cost for six (6) hours per week will be approximately \$750.00 per month. Barbara made a motion to hire off duty officers for two days per week from mid-June to mid-August. Sandi seconded. None opposed.

The meeting for July 3rd has been canceled. The next meeting is scheduled for August 7th.

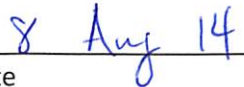
All business being completed, Sandi made a motion to adjourn the meeting. Angie seconded. None opposed. The meeting was adjourned at 7:57 pm.

Respectfully Submitted,

Kathy Melton, CAM



Signature



Date