

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
December 4, 2014
The CAM Team Board Room

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

Homeowners Present: Brenda Crotts, Jason Peyton, Kimberly McPherson, and Doug Foss.

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

Copies of the minutes from the November 6, 2014 Board Meeting were emailed to the Board in advance. A motion was made by Barbara Ward to waive the reading and to approve the minutes as written. Sandi Smith seconded. None opposed. A copy of the minutes will be signed at the next meeting.

Homeowners Forum: None

Committee Reports:

Architectural Review Committee:

- A bank requested approval to repaint a house the same color. The Committee is requesting that Carmen contact the bank to make sure the colors are staying the same. Samples were submitted for the trim and accent colors.

Events Committee: To be discussed under New Business

Landscape, Ponds and Preserve Committee:

- A bid to repair several irrigation issues was received from ValleyCrest - \$832.50. Sandi made a motion to approve the bid. Barbara seconded. None opposed.
- An arborist is keeping an eye on a pine tree in one of the common areas. A homeowner was notified of a problem with a tree in a relative's yard.
- ValleyCrest is doing their winter cut backs and the grass areas have been fertilized.
- The new lawn person is doing a good job with the forced cuts.
- The judging for the Decorations Contest will be done on December 13th. Information about the contest will be put on the front sign. The winner will be awarded a \$50.00 gift card to WalMart. Second place will receive a \$30.00 gift card and third place will receive a \$20.00 gift card.

Pool Committee:

- County rules regarding the pool being closed after dusk apply to the deck area, as well.
- Discussion will begin at the January meeting concerning revisions to the pool rules. Fourteen days notice will be given for a community meeting to consider the revised pool rules.

Welcome Committee: None

Funds:

The November 2014 financials were emailed to the Board in advance of the meeting. Balances as of November 30, 2014 were:

Operating Account	\$200,260.83
Money Market Account	<u>\$ 32,095.45</u>
Total Funds	\$232,356.28

No new collection actions were recommended. The Notices of Intent to Lien approved at the November meeting are being processed. New coupon books for 2015 have been ordered.

Old Business:

As the pool is the biggest asset in the community, the Board is considering adding lighting which would allow the pool to be used for night swimming. In addition, the deck and bathrooms would be available for use after dusk. The total cost would be approximately \$13,000.00. The electrician will be contacted to confirm whether the lights used will be LED and whether they will be placed on a timer.

New Business:

Attorney Neal McCulloh, with Clayton & McCulloh, recommended that a rehabilitation letter include no more than three items. A conference call will be set up with Mr. McCulloh at the January Board meeting to discuss.

The Board would like to start working with Attorney Brian Hess, with Clayton & McCulloh, in February to start the process to amend the documents. The two items to be addressed are Board size and the percentage needed to amend the documents.

The Board discussed the meeting schedule for 2015, as well as proposed community events. A draft calendar is attached to these minutes.

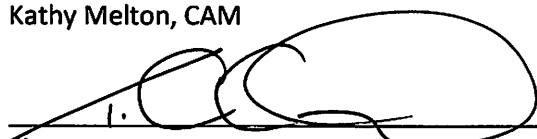
Breakfast with Santa will take place on December 20th in the morning. A volunteer is needed to take pictures. Santa will drive through the neighborhood later in the evening and will throw candy to the children.

The next meeting is scheduled for Thursday, January 8th, at 9:00 am at The CAM Team office.

All business being completed, Sandi made a motion to adjourn the meeting. Jennifer seconded. None opposed. The meeting was adjourned at 7:36 pm.

Respectfully Submitted,

Kathy Melton, CAM



Signature

1.8.15

Date

2015 CALENDAR

January

- 8th – Board Meeting – CAM Office – 9:00 am
- 26th – Community Meeting (Pool Rules) – Lake Asbury Elementary
- Football Night – To be Determined

February

- 5th – Board Meeting – Lake Asbury Elementary
- 7th – Beer Tasting – 3-5 pm

March

- 5th – Board Meeting – Lake Asbury Elementary
- 14th – Movie Night (Family)
- 28th – Easter Egg Hunt – 9-11 am

April

- 2nd – Board Meeting – Lake Asbury Elementary
- 11th – Community Yard Sale
- 17th – Bingo
- 30th – Annual Meeting – Lake Asbury Middle School

May

- 7th – Board Meeting – Lake Asbury Elementary
- 23rd – Luau

June

- 4th – Board Meeting – Lake Asbury Elementary
- 27th – Movie Night

July

- 2nd – Board Meeting – Lake Asbury Elementary
- 18th – Movie Night

August

- 4th – National Night Out
- 6th – Board Meeting – CAM Office – 10:00 am

September

- 3rd – Board Meeting – Lake Asbury Elementary
- 14th – Community Meeting – Lake Asbury Elementary
- 18th – Bingo
- 26th – Wine Tasting

October

- 1st – Board Meeting – Lake Asbury Elementary
- 3rd – Community Yard Sale
- 10th – Fall Festival

November

- 5th – Board Meeting – Lake Asbury Elementary
- 14th – Movie Night

December

- 3rd – Board Meeting – Lake Asbury Elementary
- 12th – Breakfast with Santa
- 19th – Santa Drive-Through the Neighborhood