

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
January 8, 2015
The CAM Team Board Room

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

Homeowners Present: Tammy Lewis

The meeting was called to order at 10:02 am by President, Barbara Ward. Notice of the meeting was posted on the front entrance sign on January 2, 2015.

A conference call with Attorney Neal McCulloh is scheduled for 10:15 am. The agenda will be suspended at that time and continued after the completion of the call.

Jennifer DiVona submitted her resignation from the Board via email effective immediately. Barbara made a motion to accept Jennifer's resignation. Sandi Smith seconded. None opposed. Barbara made a motion to appoint Timothy Crutchfield to a voting position on the Board. Sandi seconded. None opposed. Tim will take over the responsibilities of Secretary/Treasurer.

Copies of the minutes from the December 4, 2014 Board Meeting were emailed to the Board in advance. A motion was made by Sandi to waive the reading and to approve the minutes as written. Tim seconded. None opposed.

Homeowners Forum:

Tammy asked if there are plans to repair or replace the monument signs at the entrance. She also asked that a trailer parking in the common area be addressed.

Committee Reports:

Architectural Review Committee:

- The house with the pink door is still an outstanding issue, and the homeowner has put up a storm door without submitting an ARC form. A letter will be sent notifying the homeowner that they have had adequate time to correct the paint color, and that a form must be submitted for the storm door.
- The Committee would like to upload a baseline document for each address in the online ARC system with pictures and a description of the property. Management will check to see if the email feature can be disabled to allow the documents to be uploaded.
- Issues with a fence and driveway are still outstanding with Clay County Public Works.
- The Committee requested that the person doing violations in the community pay special attention to the condition of fences. Many are in need of repairs and/or pressure washing. In addition, it was requested that pictures be taken of flagpoles and flags on mailboxes.

A conference call was placed with Attorney Neal McCulloh with Clayton and McCulloh to discuss a rehabilitation letter. Mr. McCulloh discussed the purpose of the letter and recommendations as to what the letter should include. The Board would like to send a letter to all homeowners concerning exterior

changes and the ARC process. A section will be added to let homeowners know that the Board is aware that there is a problem with sheds per the documents and that they are working on finding a solution. Barbara made a motion to move forward with the ARC rehabilitation letter with a special section addressing sheds. Sandi seconded. None opposed.

Committee Reports (continued)

Events Committee:

- Plans for a football event are underway.
- The Board asked whether an alcohol permit or license was needed to allow alcohol to be served at community events. The insurance company was contacted and the Association does not need any special permit and no additional insurance is required. The Association is covered under the current policy to serve alcohol at community events as long as the events are for Silver Creek residents only and the Association is not selling the alcohol. If a vendor is involved in an event where they are selling alcohol, then proof of insurance needs to be provided by the vendor and should list Silver Creek as an additional insured.

Landscape, Ponds and Preserve Committee:

- Everything is running smoothly with ValleyCrest and they are currently on their off season schedule.
- New annuals were installed at the entrance.
- Barbara requested a meeting with Randall Holmes from ValleyCrest to look at a common area on Firefly Dr.

Pool Committee:

- The Board discussed changes to the Pool Rules. A Community Meeting will be held on January 26th to approve the changes.
 - The Board discussed suspensions for residents who violate the pool rules. After discussion, Barbara made a motion to approve the following suspensions:
 - First Offense – two (2) weeks
 - Second Offense – one (1) month
 - Each Continuing Offense – two (2) monthsTim seconded. None opposed.
 - Pool hours will be changed from 7am to Dusk.
 - A section will be added for the Pool Registration Form.
 - A note will be added that residents must sign in and identification may be requested.
 - The age for children to enter the pool without a parent will be changed to 16

Welcome Committee: None

Funds:

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

Operating Account	\$208,119.21
Money Market Account	<u>\$ 35,098.68</u>
Total Funds	\$243,217.89

2015 coupon books were mailed in early December. Responses have been good to the Notices of Intent to Lien that were sent out by the attorney last month. No new collection actions were recommended.

Management recommended that funds be moved from the Operating account to the Money Market account. Barbara made a motion to move \$100,000.00 to the Money Market account. Sandi seconded. None opposed.

Old Business:

Attorney Brian Hess (Clayton & McCulloh) will be contacted to start the process in February to amend the documents. The percentage required to amend the documents and the size of the Board will be addressed.

The electrician confirmed that LED lights would be used per his proposal to install lighting that would allow the pool to be approved for night swimming. The lights would be on the same timer/photo cell as the other pool lights.

Sandi made a motion to approve the 2015 meeting and events calendar that was discussed at the last meeting. Barbara seconded. None opposed.

New Business:

There are several broken and missing signs in the community. The reclaimed water sign at the front needs a new pole. The No Swimming/No Fishing/No Trespassing sign is missing from pond 5. The Board asked that signs be installed in concrete in the future. Barbara would like to investigate installing No Soliciting signs at the entrances similar to the ones at Glen Haven.

Sandi will order a 1st Place Christmas Winner sign and two additional signs reminding homeowners that assessments are due.

The next meeting is scheduled for Thursday, February 5th, at 9:30 am at The CAM Team office.

All business being completed, Sandi made a motion to adjourn the meeting. Tim seconded. None opposed. The meeting was adjourned at 12:14 pm.

Respectfully Submitted,

Kathy Melton, CAM


Signature _____ Date 2.11.15