

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

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

The meeting was called to order at 11:04 a.m. by President, Barbara Ward. Notice of the meeting was posted on the front entrance sign at least forty-eight hours in advance of the meeting.

Copies of the minutes from the April 2, 2015 Board Meeting and April 17, 2015 Board Planning Meeting were provided to the Board. A motion was made by Sandi Smith to waive the reading and to approve the minutes as written. Tim Crutchfield seconded. None opposed. Tim Crutchfield signed the minutes.

Homeowners Forum: None

Committee Reports:

Architectural Review Committee:

- An ARC request is on hold because the homeowner still has not provided additional information about the driveway extension or the shed. The Committee is planning to meet with the homeowner.
- A request was made for the ARC Committee to meet to discuss commercial vehicles in the neighborhood.
- A request for a fence was put on hold so additional information can be requested.
- A request to install a propane tank is on hold so that information can be requested stating the size of the tank and the location of the tank.

Events Committee:

- The Luau event is scheduled for Saturday, May 23rd, from 3:00-7:00 p.m. The front message Board will be changed within the next few days. Mojo's will be catering the event, and a water slide will be available for the children. A booth will be set up where homeowners can drop off their proxies for the Special Meeting and sign the petition presented at the Annual Meeting.

Landscape, Ponds and Preserve Committee:

- The replacement of a valve leaking at the pool area was approved.
- Common areas throughout the neighborhood were fertilized yesterday.
- Three quotes were received to clear the palmettos from a common area on Silverado Circle:
 - Valley Crest - \$1,150.00
 - Tree Tech Tree Service - \$600.00 to remove/\$900.00 with stump grinding
 - Bold City Tree Service - \$1,000.00 to cut to the ground/\$1,800.00 to remove and grind the stumps and roots.

A motion was made by Sandi to approve the Tree Tech proposal with stump grinding. Tim seconded. None opposed.

- A copy of the mowing schedule from ValleyCrest was included in the Board packets for the meeting. The information will be posted on the website.

Pool Committee:

- The pool monitor did not show up at the pool one day, and the replacement person did not have keys. A lockbox has been installed by Amenity Services to prevent this from happening again.
- Residents have expressed frustration with the enforcement of pool rules. The monitor is enforcing the rules as the Board has laid them out for the health and safety of all residents.
- A 2015 Pool Registration Form must be on file. The Board will review the usage report to the list of forms received so that letters can be sent to homeowners who are using the pool but do not have forms on file. The pool monitor has been instructed to tell homeowners they must have a form on file to gain entrance to the pool.
- The first pole light on the right at the pool is not working. Allstate Electrical Contractors will be contacted.

Welcome Committee: No Report

Funds:

The April 2015 financials were emailed to the Board in advance of the meeting. Balances as of April 30, 2015 were:

Operating Account	\$133,213.04
Money Market Account	<u>\$145,177.10</u>
Total Funds	\$278,390.14

The April 2015 Collection Tracker was reviewed. Tim made a motion to approve the requested actions to send three rent notices, seven (7) Notices of Intent to Lien, and to file three (3) Claims of Lien. Sandi seconded. None opposed.

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. Tim seconded. None opposed. Management will send a letter to notify the homeowners.

The 2014 Review of the Financial Statements has been completed and is available to homeowners at no cost.

There have been five new homeowners since the April meeting, and five other properties were foreclosed on by banks.

The Violations Report was emailed to the Board in advance of the meeting. A motion was made by Barbara to hold off moving forward with a lawsuit against a homeowner whose fence is falling down to allow the final trial for the foreclosure to take place. Sandi seconded. None opposed. The Board provided a proposed layout for the violation tracker and would like to meet with Carrie Ackerman, the Compliance Inspector, to discuss the violation process.

Old Business

The Annual Meeting, held on April 27th, went very well, although a quorum was not in attendance.

The paperwork for the Special Meeting to consider amendments to the documents will be signed after the meeting and then mailed to homeowners.

The mailing of pond easement letters was tabled until the June meeting.

New Business

The Officers for 2015-2016 are:

President – Barbara Ward

Vice-President – Sandi Smith

Secretary/Treasurer – Tim Crutchfield

After several incidents at the pool and playground concerning unruly behavior, the Board asked that the attorney be contacted to determine what options the Board has. The Board has the right to govern the common areas and can adopt reasonable rules and regulations for this purpose.

A letter was received from the county concerning line of sight issues with two fences on Silverado Circle and Creekfront Dr.: Lots 269 and 465. Letters will be sent requesting that the homeowners relocate a portion of their fence off of the county easement. The letter will request a response within thirty days.

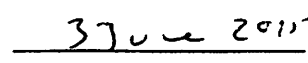
The Special Meeting to consider amendments to the documents will be held on Wednesday, May 27th, at 7:00 p.m. The meeting will be held at Lake Asbury Elementary School.

All business being completed, Tim made a motion to adjourn the meeting. Barbara seconded. None opposed. The meeting was adjourned at 12:55 p.m.

Respectfully Submitted,

Kathy Melton, CAM


Signature


Date