

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**January 6, 2016**  
**Lake Asbury Elementary School Cafeteria**

Present: Barbara Ward, Sandi Smith, Tim Crutchfield, Dennis Daughtry, and David Land; Kathy Melton represented The CAM Team.

Homeowners Present: Carolyn Brown and Douglas Foss

The meeting was called to order at 6:30 p.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.

A motion was made by Tim Crutchfield to waive the reading and to approve the minutes of the December 2, 2015 Board of Directors meeting as written. Dennis Daughtry seconded. None opposed. Tim Crutchfield signed the minutes.

**Homeowners Forum:**

Carolyn Brown shared her concerns about guns being fired in the neighborhood.

**Committee Reports:**

**Architectural Review Committee:**

- There are currently three outstanding ARC requests. One request is on hold as the homeowner has not submitted all of the required paperwork.
- A homeowner on Creekview Dr. will be sent a letter for changing the paint color on their home without submitting an ARC request.
- A mediation request letter has been sent from the attorney to a homeowner who installed a pool without submitting an ARC form.
- The attorney has been authorized to move forward against a homeowner who has a non-compliant fence and has installed a playset that extends into the common area.

**Events Committee:**

- The Committee has set tentative dates for the following events this year:
  - Easter Event – Saturday, March 19<sup>th</sup>
  - Luau – Saturday, May 28<sup>th</sup>
  - Yard Sales – April 2<sup>nd</sup> and October 1<sup>st</sup> from 8am – 12 Noon
  - Fall Festival – Sunday, October 30<sup>th</sup>
  - Breakfast with Santa – December 10<sup>th</sup>
  - Santa Drive-Through – December 24<sup>th</sup>
- Sandi Smith made a motion to appoint Karen Daughtry, Lisa Low, and Jodi Land to the Events Committee. Tim Crutchfield seconded. None opposed and the motion carried.

**Landscape, Ponds and Preserve Committee:**

- ValleyCrest will be contacted concerning the mowing of the common areas. Due to the warmer temperatures, several areas are looking a little overgrown. In addition, the fence lines will be sprayed.
- The Committee will be checking several ponds for erosion.

**Pool Committee:**

- Bryan Filing with BSF Services is maintaining the pool per the contract.
- The pool is open year-round from 7am to dusk.
- Bathrooms may be used during the day as long as an adult is present.
- A motion was made by Dennis Daughtry to purchase one umbrella and two more tables. Sandi Smith seconded. None opposed and the motion carried.

**Funds:**

The December 2015 financials were provided to the Board at the meeting. Balances as of December 31, 2015 were:

Operating Account	\$143,861.96
Money Market Account	<u>\$167,945.01</u>
Total Funds	\$311,806.97

The attorney is moving forward with foreclosure against a homeowner who did not get back in touch with him concerning a payment plan. Another homeowner who offered to make monthly payments has defaulted, so the attorney will move forward. A foreclosure sale date of January 20<sup>th</sup> has been set for another homeowner.

Statements were mailed in early December. Quarterly statements will be sent this year instead of sending out coupon books.

There have been four new owners since the December meeting. One bank foreclosure has taken place.

**Old Business**

The conduit has been installed for the street lights on Silverado Circle, however it was buried only 17 inches deep instead of 30 inches. AllState Electric is taking care of this at no additional cost to the Association. AllState Electric will be back out in the community on January 11<sup>th</sup> and the work will be completed by the middle of the week. Clay Electric will then be notified so that the light poles can be installed.

A quote was received from Leister Construction to make repairs to the Cabana building - \$7,582.51. A motion was made by Tim Crutchfield and seconded by Dennis Daughtry to accept the proposal. None opposed and the motion carried. A proposal was received from Leister Construction to redo the front signs with stacked stone - \$37,386.98. After discussion, the Board decided to table the bid and consider repairs to the current signs.

A notice was included in all statements to offsite addresses requesting a copy of a current lease. A letter will be sent next month to all offsite homeowners who have not complied. Leases must be provided with the 2016 pool form.

The January 2016 newsletter is being worked on. Additional articles should be forwarded to Management as soon as possible.

Barbara Ward and Kathy Melton held a phone conference with Attorney Brian Hess with Clayton & McCulloh to discuss the next amendments. A draft copy should be available by the next Board meeting.

**New Business**

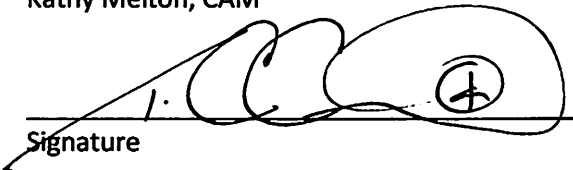
The 2016 Pool Registration Form was approved as presented. Several changes were made to the Pool Rules. Tim Crutchfield made a motion to accept the pool rules as amended. David Land seconded. None opposed and the motion carried. An updated copy will be posted on the website.

The Board will review the commercial vehicle guidelines in the Covenants and Restrictions. The attorney will be contacted concerning the definition of a commercial vehicle.

All business being completed, Tim Crutchfield made a motion to adjourn the meeting. Dennis Daughtry seconded. None opposed. The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Kathy Melton, CAM

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Signature

2.3.16  
Date