

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

May 5, 2016

Lake Asbury Elementary School Library

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

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 Dennis Daughtry to waive the reading and to approve the minutes of the April 7, 2016. Sandi Smith seconded. None opposed. Tim Crutchfield signed the minutes.

Homeowners Forum:

Sandy Russell commented on the front entrance and said she would like to see the community board have the same look.

David Land, speaking as a homeowner, spoke about the current AT&T installation that is under way in the community. David received and shared the contact information for the sub-contractor installation supervisor and asked that the information be included in the minutes. If any homeowner has a concern, they are to contact John at (623-206-3801) and refer to job # 63E426211N-Silvercreek. The contractor has everything on hand to replace damaged Comcast lines and irrigation.

Barbara Ward also spoke as a homeowner to inform the Board that she will be submitting an ARC to fence in her yard.

Committee Reports:

Architectural Review Committee:

- A copy of the most recent ARC Report was provided to the Board.
- Management will make notes in the system for letters that have been mailed to homeowners that do not have an email address.
- Currently, there are seven outstanding requests, including the three that came in the beginning of May.
- The Board discussed exterior paint colors and how the paint chip might not be true to color due to the material (i.e. stucco vs wood) of the house.

Events Committee:

- The Luau that was to be held on Saturday, May 28th, was canceled due to a lack of volunteers.
- The next event will either be the July 4th celebration or Back to School bash.

Landscape, Ponds and Preserve Committee:

- The trees on Silverado Circle were trimmed under the direction of a licensed arborist. Randall Holmes with Brightview has stated that these trees have not matured. They are not mature enough to provide a canopy and must be trained to grow.

- DeLarm Excavating completed the repair to Pond 3. New sod and seed was placed around the pond and has already begun taking root. Bightview Landscaping was informed not to mow around the pond for the next four weeks.

Pool Committee:

- The Board asked Management to contact JaxHandyMan to secure the picnic table to the concrete. Tim Crutchfield has the brackets needed for this.
- Sandi Smith volunteered to put the bike rack together.
- Massey Services came out and sprayed around and inside the cabana for wasps.

Funds:

The April 2016 financials were emailed to the Board in advance of the meeting. Balances as of April 30, 2016 were:

Operating Account	\$164,042.94
Money Market Account	<u>\$141,171.33</u>
Total Funds	\$305,214.27

An Association foreclosure sale has been rescheduled for June 1, 2016.

A motion was made by Tim 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. Dennis seconded. None opposed. Management will send a letter to notify the homeowners.

There have been three (3) new owners since the April meeting.

A copy of the most recent violation tracker was provided to the Board for review. Several violations were presented to the Board for legal action. The Board members will drive by each of the properties.

A motion was made by David to have 2 properties on a 3 week force cut schedule due to non-compliance. Dennis seconded. None opposed. Sandi will be providing the addresses of both properties.

A request was made by a homeowner to have his irrigation pipes repaired stating that they were damaged when the Association installed irrigation at the entrance. Sandi made a motion to deny this request based on the amount of time that has passed since the irrigation was installed. Tim seconded. None opposed.

Old Business

A total of eighty-five (85) proxies have been received for the Special Amendment Meeting rescheduled for Thursday, May 26th, at 7:00 pm.

The Annual Meeting scheduled on April 28th went well. No quorum was established.

New Business

The Officers for 2016-2017 are:

- President – Barbara Ward
- Vice President – Tim Crutchfield
- Secretary – Dennis Daughtry
- Treasurer – David Land
- Director – Sandi Smith


A proposal was received by Leister Construction for painting and repair of the playground. A motion was made by Sandi to table the proposal until the fall since the playground is being used quite a bit right now. Dennis seconded. None opposed.

A motion was made by Tim to accept the proposal provided by Leister Construction for a flag pole installed at the front entrance of the community. Dennis seconded. None opposed. Allstate Electrical Contractors will be contacted to install a spotlight on the flag pole.

All business being completed, Sandi Smith made a motion to adjourn the meeting. Dennis Daughtry seconded. None opposed. The meeting was adjourned at 7:44 p.m.

Respectfully Submitted,

Gina Cabral, CAM

Signature  _____
Date 6/2/16