

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
September 12, 2016
Lake Asbury Elementary School Cafeteria

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

The meeting was called to order at 6:31 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 August 4, 2016 meeting. Sandi Smith seconded. None opposed. Dennis Daughtry signed the minutes.

Homeowners Forum: None

Committee Reports:

Architectural Review Committee:

- A final demand letter will be sent by the attorney to a homeowner who installed a pool prior to submitting for ARC approval.
- Mike Phillips emailed his resignation from the ARC Committee to the Board. Management will send a letter thanking him for his service to the community.

Events Committee:

- Dennis Daughtry reported that the community event was well-attended.
- A movie night is being considered for the end of October/early November.
- Breakfast with Santa is tentatively scheduled for December 10th.
- A community garage sale is scheduled for Saturday, October 1st. An ad will be placed in the newspaper.

Landscape, Ponds and Preserve Committee:

- Management will follow-up with BrightView concerning a proposal to shape the trees on Pond 1.
- BrightView will be contacted about tall grass and the lifting of trees at the Cross Creek cul-de-sac.
- Aquatic Systems will be contacted to find out when grass carp were last added to the ponds, and when more fish will be added.

Pool Committee:

- The Board commended Tim Crutchfield for his diligence in making sure the pool gate was unlocked on Tuesday mornings.
- Three new umbrellas were ordered for the pool and have been received.

Funds:

The August 2016 financials were emailed to the Board in advance of the meeting. Balances as of August 31, 2016 were:

Operating Account	\$144,073.80
Money Market Account	<u>\$119,081.79</u>
Total Funds	\$263,155.59

Fourth quarter statements will be mailed this week.

The legal actions approved at the previous meeting have been completed: thirteen (13) notices of intent to lien were sent, three (3) liens were filed, and two (2) Association foreclosures have been started.

The September 2016 Collection Tracker was reviewed in detail. There were no requested actions.

There have been six (6) new owners since the August meeting.

A copy of the most recent violation tracker was provided to the Board for review. Eight (8) homeowners with continuing violations are being sent to the attorney for further action.

Old Business

An issue with the fence at the pool has been taken care of by Specialty Fence.

New Business

A proposal and rendering to re-landscape the front entrance signs and to replace sod was received from BrightView - \$13,700.00. A motion was made by Sandi Smith to approve the proposal as presented. Dennis seconded. None opposed and the motion carried.

The Board approved contacting the attorney for legal opinions on the following issues:

- Vehicles blocking sidewalks – This is a safety issue as residents must go out in the street to go around the vehicles.
- Requirement that pets must be on a leash – Does this apply to dogs and cats?
- Neighborhood Watch – Does the Board have any liability for the Official Silver Creek Crime Watch page, or for issues arising since signs for Neighborhood Watch are still posted in the neighborhood.

A draft 2017 budget was provided to the Board for review.

A proposal was received from Southern Recreation, Inc. to add a shade structure over the play equipment in the park (\$10,936.70), and to install a swing set (\$6,448.26). The Board tabled approval for a future meeting. Additional information will be requested concerning options for chains, seat colors, and style of the infant swings.

All business being completed, Dennis Daughtry made a motion to adjourn the meeting. Sandi Smith seconded. None opposed. The meeting was adjourned at 7:47 p.m.

Respectfully Submitted,

Kathy Melton, CAM



Signature



Date