

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
July 6, 2017
Lake Asbury Elementary School

Present: Tim Crutchfield, Barbara Ward, David Land, Dennis Daughtry, and Amy Wyatt; Kathy Melton and Gina Cabral represented The CAM Team. Jennifer DiVona was absent.

The meeting was called to order at 6:30 p.m. by Vice-President, David Land. Notice of the meeting was posted on the front entrance sign in advance of the meeting.

A motion was made by Barbara Ward to waive the reading and to approve the minutes of the June 2, 2017. Dennis Daughtry seconded. None opposed. Dennis Daughtry signed the minutes.

Homeowners Forum:

Three homeowners were present. Both homeowners requested information on why their Architectural Requests were denied. One was not the proper height as the other was not denied yet but in fact required more information. Management would be working with them.

Speaking as a homeowner, one of the Board Members mentioned the common areas throughout Silver Creek were not being maintained by the landscapers. Management will be in touch with BrightView to make sure these areas are being maintained.

Committee Reports:

Architectural Review Committee:

- There are 4 outstanding ARC requests that the committee is currently reviewing. 3 of them needed more information provided by the homeowners.
- Barbara Ward made a motion to pursue mediation against the property where the shed was installed at the incorrect measurements. Dennis Daughtry seconded. All Approved.
- Barbara Ward made a motion to move forward with a lawsuit in the property where the pool was installed without ARC approval. Tim Crutchfield seconded. All Approved.
- The ARC would like permission from the homeowner of the home on Creek Ridge to verify the color they painted the home is the same color of what was approved.
- The pool ARC that was recently submitted will be denied due to the 4 foot fence along the sides of the home, which do not comply with the Covenants.

Events Committee:

- No events are being planned at this time. Next month the events committee will begin planning the Back to School/Mid-September event.

Landscape, Ponds and Preserve Committee:

- BrightView have begun trimming the trees at the Amenity Center and noticed there was a lot of new growth. Even though all the trees were lifted in the winter time, they are going to lift them all again over the next few weeks.
- Pond 13 was repaired between the efforts of David Land and David Delarm.
- The outflow to Pond 8 is under water, need to have David Delarm take a look at.
- Insurance company advises that the Association should install signs at the ponds that children are playing at/in. David Land will inventory the ponds and signs and get back with management.

- The uprights at the front entrance were installed and look great!
- All aquatics reports have come back good, there is more debris in the pond than usual. BrightView will be informed about making sure they are picking up trash and not mowing over it.

Pool Committee:

- Management has contacted the company that supplies the pool monitors about the recent issues that have been occurring. Vesta has assured that they will remedy any situation and will credit back anything that the Association paid when a monitor was not present nor was the association advised. Management will also request time sheets from Vesta.
- Blue Solutions was contacted in regards to the pool maintenance. Residents have been complaining that they do not smell the chlorine. Blue Solutions have advised that they have begun adding baking soda to the filter to eliminate any burning of the eyes to anyone swimming in the pool. This also helps the masonry retain longer. It will clear up in the next several days. They are servicing on Mondays, Wednesdays and Fridays now.
- Tim Crutchfield will have the "Handi-House" shed ordered August 15th. This will eliminate all the extra storage closets inside the pool area and should make the amenity center nicer.

Funds:

The June financials will be emailed to the Board as the account is not in town and unable to provide the financials.

The June 2017 Collection Tracker was reviewed in detail. Several Default notices were sent out in June. Management had an error in printing and the July Assessment Statements did not go out until July 6th.

David Land made a motion to move forward with 2 Notice of Intent to Liens, 1 Claim of Lien and 7 possible Rent Demands or Last Chance Letter from the Attorney before moving onto foreclosure. Amy Wyatt seconded. None opposed.

There has been one (1) new owner since the June meeting.

Old Business

No Old Business.

New Business

The Board requested management to reach out to Southern Recreation to find out what it would take to install a second canopy in the future.

Management will also be requesting bids to replace the message board sign.

All business being completed, Dennis Daughtry made a motion to adjourn the meeting. Barbara Ward seconded. None opposed. The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Gina Cabral, CAM



Signature

8/3/17

Date