

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
March 1, 2018
Lake Asbury Elementary School

Present: Tim Crutchfield, Dennis Daughtry, and Amy Wyatt; Gina Cabral represented The CAM Team. David Land was absent.

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

A motion was made by Dennis Daughtry to waive the reading and to approve the minutes of the February 1, 2018. Amy Wyatt seconded. None opposed. Dennis Daughtry signed the minutes.

Homeowners Forum:

Two homeowners were present, not questions presented to Board. It was noted that the weeds in the pond on Creekfront were growing too high.

Committee Reports:

Architectural Review Committee:

- There are currently two (2) outstanding requests.
- The home on Creekfront that was turned over to the Attorney has requested mediation. Attorney Sean Murrell will be setting up the mediation. A date, time and location will be forthcoming. A member of the Board will be required to attend mediation along with the Attorney representing the Association.
- The home on Silverado has stated that they will be removing their unapproved shed. This will need to be verified, if the shed is not removed this matter should be turned over to Attorney Sean Murrell.

Events Committee:

- The Easter Egg Hunt is still on schedule for March 24th, possibly March 31st depending on weather. Amy Wyatt will be purchasing the candy for the eggs.
- The Spring Garage Sale will be Saturday April 7th, an ad will be placed in the Times Union.
- The School's Out party is scheduled for June 2nd. Dennis Daughtry will begin securing the bounce house and other items for the event.

Landscape, Ponds and Preserve Committee:

- The Annuals at the front entrance will be changed out at the end of March.

Pool Committee:

- A new proposal was received from Elite Amenities for the pool monitor contract.

Funds:

The February Financials were provided to the Board in advance of the meeting. Balances as of February 28, 2018:

Operating Account: \$187,038.41
Reserves Account: \$150,808.90
Total: \$337,847.31

The February 2018 Collection Tracker was reviewed in detail. A request was made by a homeowner with a balance larger than \$5,000 to make payments in the amount of \$75.00 until the past due amounts was paid in full, the request was denied. A request was also made by a homeowner with a balance larger than \$5,000 for access to the pool while they make payments. They have not entered into an approved payment plan so the request was denied. Dennis Daughtry made a motion to approve the following collection action items: Thirty-Three (33) Collection Letters to be sent by Management, three (3) Notices of Payment Plan Defaults, five (5) Claim of Liens, and two (2) Association Lien Foreclosures. Amy Wyatt seconded. All approved.

Credit reporting will begin at the end of April. A notice will be put in the newsletter for residents.

There have been two (2) new owner since the February meeting.

Tim Crutchfield made a motion to proceed with legal on one (1) property that is still in covenant violation. Dennis Daughtry seconded. All Approved.

Old Business

New Business

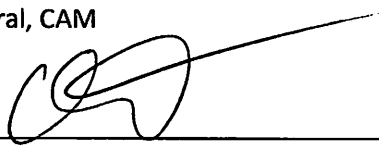
Dennis Daughtry made a motion to accept the contract from Elite Amenities for the pool monitoring for the summer, contingent on a weather permitting clause. Amy Wyatt seconded. All approved.

The school is booked for April 26th, which would be the date of the 2018 Annual Members Meeting. Board advised asking Attorney Ted Brown, if moving the meeting a week to accommodate the school schedule since it is already reserved for the use of the HOA would be legal. Management to contact Attorney and advise Board.

All business being completed, Dennis Daughtry made a motion to adjourn the meeting. Amy Wyatt seconded. None opposed. The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Gina Cabral, CAM



Signature

4/5/18

Date