

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**August 2, 2018**  
**Lake Asbury Elementary School**

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

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 and on the website in advance of the meeting.

A motion was made by Dennis Daughtry to waive the reading and to approve the minutes of the June 7, 2018. David Land seconded. None opposed. Dennis Daughtry signed the minutes.

**Homeowners Forum:**

One homeowner was in attendance. As he is a new owner, he and his wife are interested in volunteering within the Association and just wanted to have more information about what business is conducted at the Board of Directors meeting.

**Committee Reports:**

*Architectural Review Committee:*

There are currently no outstanding requests. A resident requested the Board review his denied request for a shed. David Land stated that if the sidewalls can be confirmed at six feet then the shed would be approved. The CAM Team will contact the homeowner to let them know.

*Events Committee:*

Dennis Daughtry said nothing is planned at this time, but they will begin planning something for end of September soon.

*Landscape, Ponds and Preserve Committee:*

David Land did an inspection of ponds 1, 2, 3, 5, 6, 8, & 18 with David Delarm. It looked like the concrete inlet for pond 5 was missing, but upon inspection it was found to be under water. Erosion was found near the inlet of Pond 8 which will require a repair soon.

Dennis Daughtry made a motion to allow David Delarm to inspect all remaining Silver Creek ponds for \$500.00. Tim Crutchfield seconded. All approved.

Trash was reported in a few ponds. Management will contact aquatics to make sure the ponds are being cleaned.

There are trees that are in need of trimming at the front entrance. The area along Silverado across from the large pond is in need of cleaning due to the dead tree limbs. Management will contact BrightView to make sure this is cleaned up.

*Pool Committee:*

The red bark mulch around the pool seems to be a problem when a storm hits, it floats directly into the pool. The Board and management will begin looking into other options to prevent this from happening.

**Management Report:**

The July Financials were provided to the Board in advance of the meeting. Balances as of July 31, 2018:

Operating Account:	\$192,579.13
Reserves Account:	<u>\$158,188.05</u>
Total:	\$350,767.18

The July 2018 Collection Report was reviewed and discussed. A motion was made by Dennis Daughtry to approve three (3) Notice of Intent to Liens, five (5) Notice of Intent to foreclose, and one (1) foreclosures. David Land seconded. All Approved.

There have been thirteen (13) new owners since the May meeting.

Tim Crutchfield made a motion to approve attorney actions on properties that are still out of compliance. These actions include a Covenant Enforcement Letter from the attorney, a mediation demand from the attorney, or to move to a lawsuit. Dennis Daughtry seconded. All Approved.

**Old Business**

The swing shade is in and will be installed next week.

**New Business**

A proposal was received from Brightview for irrigation repair. Total cost would be \$203.50. David Land made a motion to approve. Dennis Daughtry seconded. All approved.

Tim Crutchfield asked The CAM Team to provide an analysis trend from January 2015 to current of what the Association has spent. As the time grows closer to approve the 2019 budget, the Board of Directors wants to make the most informed decision for the Association.

Management was advised to look into all contracts and contact companies about rate increases for the upcoming year.

The next Board Meeting will be held on Thursday, September 6, 2018 at 6:30 p.m.

All business being completed, Dennis Daughtry made a motion to adjourn the meeting. Tim Crutchfield seconded. None opposed. The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Gina Cabral, CAM



9/6/18

Signature

Date