

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**January 10, 2019**  
**Lake Asbury Elementary School**

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

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 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 November 1, 2018. Ben Budzicki seconded. None opposed. Dennis Daughtry signed the minutes.

A motion was made by Dennis Daughtry to waive the reading and to approve the minutes of the December 4, 2018. Ben Budzicki seconded. None opposed. Dennis Daughtry signed the minutes.

**Homeowners Forum:**

One homeowner was present with no concerns for the Board.

**Committee Reports:**

*Architectural Review Committee:*

Reports were provided to the Board. There is currently one outstanding request. Management will contact attorney on the previous mediation request for a fence that was installed incorrectly.

*Events Committee:*

Easter Egg Hunt is scheduled for April 13<sup>th</sup> with a rain date of April 20<sup>th</sup>. The year-end summer party is scheduled for June 1<sup>st</sup> with a rain date of June 8<sup>th</sup>. The community yard sale will be the 1<sup>st</sup> Saturday of April.

*Landscape, Ponds and Preserve Committee:*

Proposals for Landscaping was presented to the Board for review. The Board would like to have an RFP on file before changing landscape companies. Management and the Board will be working on creating an RFP for all business within Silver Creek.

*Pool Committee:*

Quotes will be obtained for pool maintenance and monitor services. The Board will discuss a RFP for the monitors and pool service before contracting work.

Arsenault Pools will be out to meet with the Board and evaluate the pool before next meeting.

**Management Report:**

The December Financials were provided to the Board in advance of the meeting.

Balances as of December 31, 2018:

Operating Account:	\$195,291.20
Reserves Account:	<u>\$184,721.06</u>
Total:	\$380,012.26

Silver Creek finished 2018 with a surplus of \$40,860.01 in their operating budget. A motion was made by David Land to transfer the surplus into the reserve account. Dennis Daughtry seconded. All approved.

There have been ten (10) new homeowners since the November Meeting.

A collection tracker was presented to the Board for review. Dennis Daughtry made a motion to approve six (6) notices of liens and three (3) association foreclosure actions. Tim Crutchfield seconded. All approved.

A motion was made by Tim Crutchfield to write off the balance owed due to a violation judgement. The home was sold and the balance does not transfer to the new owner. David Land seconded. All Approved.

A violation report was presented to the Board for Review. The Board has requested that management take a little more time to conduct a thorough inspection of all properties of non-compliance. It was noted that some mailboxes are starting to look worn, management will send notices to those properties.

#### Old Business

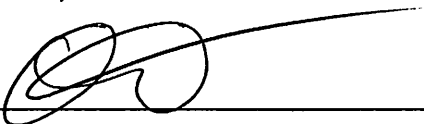
#### New Business

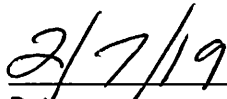
The next Board Meeting will be held on Thursday, February 7, 2018 at 6:30 p.m.

All business being completed, Dennis Daughtry made a motion to adjourn the meeting. David Land seconded. None opposed. The meeting was adjourned at 7:56 p.m.

Respectfully Submitted,

Gina Cabral, CAM

  
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Signature

  
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Date