

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**April 4, 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 President, Tim Crutchfield. Notice of the meeting was posted on the front entrance sign and on the website in advance of the meeting.

Tim Crutchfield made a motion to appoint Debbie Sherbock to the Silver Creek Board of Directors. Dennis Daughtry seconded. All approved.

President Tim Crutchfield addressed the homeowners in attendance explaining that tonight's meeting was unique due to interviewing potential landscapers for Silver Creek. It was asked that homeowners not interrupt the process while the Board asked their questions in an effort to not have a long meeting.

A motion was made by Dennis Daughtry to waive the reading and to approve the minutes of the March 7, 2019 meeting. David Land seconded. None opposed. Dennis Daughtry signed the minutes.

**Committee Reports:**

*Landscape, Ponds and Preserve Committee:*

Duval Landscaping, Greenway Landscape, and Trimac Outdoors were present at the meeting at various times as requested by the Board of Directors.

Annual contract prices were as follows:

- Duval Landscaping - \$63,432.00
- Greenway Lawn Care - \$62,760.00
- Trimac Outdoor - \$62,100.00

The Board asked various questions to each company so they can discuss which one would be the best fit for the community. After discussion, Dennis Daughtry made a motion to cancel the Brightview contract and sign a contract with Trimac Outdoor for services beginning in May. David Land seconded. All approved.

Management will send a cancellation notice to Brightview and will have the new contract signed from Trimac.

*Architectural Review Committee:*

Reports were provided to the Board. There are currently three (3) outstanding requests.

The Association will be moving forward with a lawsuit on the property with the non-approved fence.

*Events Committee:*

Easter Egg Hunt is scheduled for April 13<sup>th</sup>.

The year-end summer party is scheduled for June 1<sup>st</sup>.

*Pool Committee:*

The pool service contract was signed and sent to Arsenault Pool and a notice to cancel was sent to Blue Solutions on March 28, 2019.

Management will be meeting with a contractor to discuss various rehab projects around the amenity center, including removing the maglocks from the bathrooms.

Tim Crutchfield made a motion to accept the proposal from Mastery Service for pool monitoring and janitorial. Amy Wyatt seconded. All approved.

**Management Report:**

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

Balances as of March 31, 2019:

Operating Account:	\$231,911.49
Reserves Account:	<u>\$191,922.37</u>
Total:	\$423,833.86

There have been six (6) new homeowners since the March Meeting.

A collection tracker was presented to the Board for review. David Land made a motion to approve the following:

- Six (6) Suspension & Ten Day Notices
- Six (6) Claim of Liens
- Four (4) Notices of Intent to Foreclose
- One (1) Association Foreclosure

Dennis Daughtry seconded. All Approved.

The current Accounts Receivable as of March 31, 2019 is \$73,677.63. Total Past Due Debt collected in March was \$1,758.14.

The Association spent 6.7% of the allotted 8% in March. With 25% of the year completed, the Association is still at budget.

A violation report was presented to the Board for Review. The mediation for a yard problem was in November. The homeowner had until March 1, 2019 to cure his lawn. Per Carrie, the home looks a lot better. The beds need to be cleaned out but the Violation has been closed at this time.

The drainage repair on Silverado is complete. The existing berm was put back, both contractors know without a doubt that the berm had nothing to do with the manhole break. Seeding is taking place, but the current rain is making it hard to have the seeds take place.

Clay Electric will not install street lights at Clay County Bus Stops as they do not wish to accept the responsibility if something were to happen to the street light. They suggested that parents contact the school board to have the bus stops moved to where there are lights or ask them to install the lights themselves.

**Old Business**

Landscape Proposals – previously discussed under the committee report.

Pool staffing, maintenance and cleaning – previously discussed under the committee report.

**New Business**

**Homeowners Forum:**

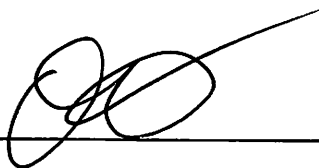
The next will be the Annual Membership Meeting which will be held on April 30, 2019 at 7:00 p.m.

The next Board Meeting will be held on Thursday, June 6, 2019 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 9:30 p.m.

Respectfully Submitted,

Gina Cabral, CAM

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Signature  \_\_\_\_\_  
Date 6/6/19