

SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
January 9, 2020
Lake Asbury Elementary School

Present: Tim Crutchfield, David Land, Dennis Daughtry, Amy Wyatt, and Debbie Schirbock were present; Gina Cabral represented The CAM Team. Ben Budzicki and Denise Stuart were 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 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 7, 2019 meeting Amy Wyatt seconded. None opposed. Dennis Daughtry signed the minutes.

Committee Reports:

Architectural Review Committee:

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

Events Committee:

Upcoming Events will be Easter Egg Hunt in April and End of School Party in June.

Pool Committee:

As the association prepares for the 2020 season, the amenity center will be inspected for various items and management will begin the process to obtain proposals for monitors for 2020.

Landscape, Ponds and Preserve Committee:

Trimac Irrigation Inspection report provided for Board to review.

Trimac proposal presented to trace and locate four (4) faulty valves. Not enough information was provided by Trimac to approve the proposal. Tabled.

David Land mentioned that the front entrance trees need to be lifted.

Management Report:

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

Balances as of December 31, 2019:

Operating Account:	\$212,465.28
Reserves Account:	<u>\$152,681.64</u>
Total:	\$365,146.92

There have been ten (10) new homeowners since the last meeting.

92.1% of the 2019 assessments were collected.

Management provided a report on the outstanding debt owed to the Association in 2019. In December of 2018, accounts receivable was \$91,369.88. December of 2019 accounts receivable was \$67,301.52.

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

- Twenty-One (21) Suspension / Final Warning Notices
- Four (4) Payment Plan Default Notices
- One (1) Notice of Intent to Foreclose

Dennis Daughtry seconded. None opposed.

A violation report was presented to the Board for Review. No current properties to be sent to the attorney.

Old Business

Attorney Ted Brown will be reviewing the proposals for the new pond maintenance company this coming year. Management will provide a report on the pond maintenance at the February meeting, along with updates regarding several upcoming projects.

New Business

David Land would like to revisit bringing License Plate Readers (LPRs) to the front entrance of the Association. Management will contact Comcast for an inspection of the entrance so proposals can be received for what is needed.

Homeowners Forum:

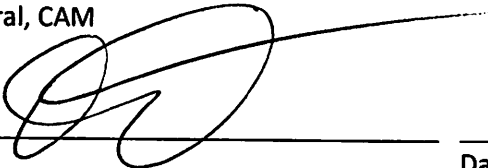
Two homeowners were present.

The next Board Meeting will be held on Thursday, February 6, 2020 at 6:30 p.m.

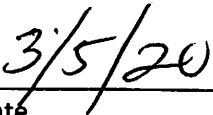
All business being completed, Dennis Daughtry made a motion to adjourn the meeting. David Land seconded. None opposed. The meeting was adjourned at 7:19 p.m.

Respectfully Submitted,

Gina Cabral, CAM



Signature



Date