

**SILVER CREEK OF CLAY COUNTY HOMEOWNERS ASSOCIATION, INC.**

**Board of Directors Meeting**

**January 6, 2022 | 6:30 p.m.**

**The CAM Team Office**

Present: David Land, Tim Crutchfield, Dennis Daughtry, Amy Wyatt, Ben Budzicki, Debbie Schirbock and Stephen Pinczewski were present. Gina Cabral, LCAM represented The CAM Team.

The meeting was called to order at 6:32 p.m. by President, David Land. Notice of the meeting was posted on the front entrance sign and on the website in advance of the meeting.

Dennis Daughtry moved to waive the reading and to approve the minutes of the November 4, 2021 meeting. Tim Crutchfield seconded the motion which was unanimously passed.

**Committee Reports:**

*Architectural Review Committee:*

Reports were provided to the Board to review. Details for various applications were discussed. The documented submissions for 2021 are as follows:

Total Submissions	93
Approved	78
Approved with Conditions	6
Declined	9

David Land moved to Auto-Denial requests if they are submitted with inadequate information. Examples are as follows: All requests must be signed by the owner, if submitting a request for paint the paint color and brand must also be submitted, if submitting a request for fencing, play structures, sheds or any structure of any kind a survey must be provided showing the location of such structure. Dennis Daughtry seconded the motion which was unanimously passed.

*Events Committee:*

Committee Chair, Dennis Daughtry discussed tentative future events:

Food Truck Saturday-Date to be determined.

Community Garage Sale-April 2, 2022.

Community Easter Egg Hunt-April 9, 2022 with a weather date of April 16, 2022.

Schools Out Party-June 4, 2022.

**All dates are subject to change.**

*Pool & Park Committee:*

The pool monitor contract has been received and submitted to the attorney for review before signing. Elite Amenities will be contracted as follows:

Dates	May 21, 2022 through September 5, 2022
Hours	9:00 a.m. – 7:00 p.m.
Frequency	May 21, 2022-August 9, 2022 – Daily August 13, 2022-September 5, 2022 – Weekends only (includes Labor Day)

Edwards Ornamental was on property in late November to replace the existing Rosslare system to the Doorking Cloud system. Some cards were kicked out of the system but a backup was created prior and cards have been added back in.

New floodlights were installed at the front of the amenity center building. The light on the rear pole was wired for an ~~LEF~~ <sup>led</sup> corn cob bulb. The time ~~clock~~ <sup>clock</sup> was not working for the lights so it was removed and replaced with a photocell.

Four (4) companies have been contacted to provide park replacement options and a proposal. Each vendor was requested to provide a proposal as follows:

Playground appropriate for ages (approx.) 5-12 years  
Structure must correctly fit under the existing shade structure in place  
Include removal of the old structure  
Replenish playground mulch  
Inspect current playground border and replace if needed  
One (1) trash receptacle  
Two (2) park benches  
Additional price for playground maintenance if company provides that

Proposals have already begun coming in and will be sent to the Board prior to the February meeting so that it can be reviewed and then voted on.

#### Maintenance, Ponds & Landscaping:

Six (6) companies provided proposals for the landscape maintenance in Silver Creek. All proposals have been provided to the Board for review. At the February meeting, the Board will discuss narrowing down the companies.

Management will contact David Delarm to inspect the ponds this year and provide a report on the status of each pond and what may need to be repaired.

#### **Management Report:**

During the last quarter of 2021, there were twenty (20) new homeowners.

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

- Operating Account Balance: \$230,215.67
- Reserves Account Balance: \$192,399.57
- Total Cash: \$422,615.24

An operating expense report was provided to the Board for review:

- 100% of the year has been completed.
- Under budget for the month of October.
- 94.9% of the 2021 assessments have been received.

A collection report was provided to the Board for review:

- Total A/R as of December 31, 2021 is \$50,547.69
- Homeowner Collection Statuses as of December 31, 2021:
  - Bankruptcies 2
  - First Warnings 6
  - Association Foreclosures 5
  - Bank Foreclosures 1
  - Intent to Foreclose 1
  - Intent to Lien 12
  - Notice of Late Assessment 29
  - Small Balance 1

In December nine (9) accounts were removed from collections with a total of \$4,263.09 received.

A violation report was provided to the Board for review:

- Total Open Violations 122
- Last Inspection 12.13.2021
  - o Landscaping 49
  - o Rubbish & Debris 22
  - o Unsightly 17

David Land moved to send the Stage 3 violations to the attorney pending the next inspection. Dennis Daughtry seconded the motion which was unanimously passed.

**Old Business**

See committee reports.

**New Business**

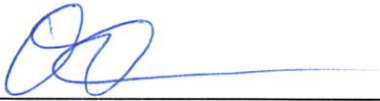
See committee reports.

**Homeowners Forum:**

All business being completed, Dennis Daughtry moved to adjourn the meeting at 8:16 p.m. David Land seconded the motion which passed unanimously.

Respectfully Submitted,

Gina Cabral, CAM



2/10/22

Signature

Date