

**Silver Creek Ranch LLC
Annual HOA Meeting Minutes**

Meeting Date and Time

Date of Meeting: December 6, 2023

Time of Meeting: 7:00 PM

Meeting Location

The meeting was conducted online via Zoom
1080 Aspen Dr., Lithia Springs, Georgia 30122

PRESENT MEETING ATTENDEES - 34 Members

The regular annual meeting of the HOA of the Silver Creek Ranch LLC was called to order at 7:10 PM on December 6, 2023. The Zoom video platform was used for this meeting hosted by Urania Murillo (Ardent Property Manager).

I. Approval of Agenda

The agenda for the meeting was reviewed and unanimously approved.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and unanimously approved.

III. Consideration of Open Issues

2024 Budget Review

Person Introducing First Item:

Urania Murillo (Ardent Property Manager) presented a copy on screen of the SCR proposed operation budget for 2024 and compared the cost to the 2023 budget. She explained that every homeowner was mailed a physical copy of the 2024 budget. Urania explained most of the line item expenses and the reason for the increase in cost. Urania also detailed the major legal expenses that were incurred out of pocket in 2023, due to several lawsuits. Urania explained a contribution to our reserve account.

ACCOMPLISHMENTS

Person Introducing Second Item: Derrick Houston

1. HOA Assessment Dues collected for 2023 – As of today's date, out of 235 homeowners, over 73% or 172 Homeowners have paid the required HOA Assessment dues and are current.

*An additional 8% or 19 homeowners, have a balance of less than \$450.00.

2. Exterior upgrades in the community – Homeowners have been making repairs and upgrades to their homes by replacing porches, upgrading mailboxes, adding backyard fencing, replacing roofs, upgrading patio decks, remodeling, and adding square footage to their homes, which as a whole increase the value to our community.

3. A successful summer pool season – The HOA Board would like to thank all of the homeowners who adhered to our pool rules and responsibilities, kept the doors closed after entering, and the neighbors who kept an eye on the pool activities which made for a safe and enjoyable summer pool experience for all SCR homeowners. Again, it all starts with respecting one another and respecting the community amenities we have and are paying for upkeep on.

4. Open communications with community – Thank you to all of the homeowners who have reported nefarious activity to the Sheriff's Department and Douglas County Code Enforcement, and then sent emails to the SCR HOA Board and Ardent Property Management so that we can alert the rest of the community by email. The HOA believes that if our homeowners stay vigilant, we can better protect our community and uphold our standards as a safe community.

5. Collective community participation – Thank you to all the homeowners who participated in the Douglas County Zoning Commission's meeting on October 30th. The developers proposed a zoning density change from 8 dwellings to 62 dwellings for the property located adjacent to our Skyview entrance. More than 20 people voiced their concerns and opposed the zoning change, and it was denied. This proves there is strength in numbers, and collectively we can make a positive difference when we stand together.

ARDENT COMMUNITY STANDARDS AND VIOLATION PROCESS

Person Introducing Third Item: Urania Murillo (Ardent Property Manager)

Urania Murillo (Ardent Property Manager) explained the monthly inspection process which happens per month as per our SCR Covenant.

1. Initially a letter is sent to the homeowner of the violation.
2. A "notice to fine" is sent out if the violation is not resolved or replied to within 30 days.
3. Fine is assessed after 60 days if no resolution or communication to Ardent Property Management.
4. If the issue is resolved, please take a picture and include it with a brief explanation through the homeowner Ardent portal.

CONDUCT THE VOTE

Person Introducing Fourth Item: Urania Murillo (Ardent Property Manager)

Urania Murillo (Ardent Property Manager) explained they had not received any nomination to join the SCR HOA Board by email or mail. Urania asked three times if there was anyone who would like to nominate themselves for a position on the SCR HOA Board, and none of the attendants replied. It was announced that the current SCR HOA Board would carry over into 2024.

OPEN THE FLOOR FOR QUESTIONS

Person Introducing Fifth Item: Urania Murillo (Ardent Property Manager)

Question: When can We expect Children's Playground Repair?

Answer: Next Springs the SCR HOA Board will start on the repair of the playground area. It was explained that tree roots will need to be ground down, a French Drain will need to be designed and installed, and playground-grade wood chips will need to be installed. Due to budget constraints this year, the HOA board was not able to start that project this year.

Question: For those homeowners who have not paid their HOA dues, what happens to those homeowners?

Answer: First Ardent property management sends several notices of delinquency to the homeowner. If the home does not comply, then our legal team of Lazega and Johanson sends intent letters to the homeowner to pay their HOA Assessment Dues. If the homeowner does not comply with the legal letters, then Lazega and Johanson Collections proceedings start.

Question: Where are we with the legal suits against SCR HOA stand?

Answer: All legal suits have gone to court and have been completed.

Question: Has our HOA Covenant from 1994 expired?

Answer: No. SCR amended our original 1994 Covenant, and as of 2006, we are a (POA) Property Owners Association. That document can be found on our website.

MEETING ADJOURNED

Person Introducing Sixth Item: Derrick Houston

All questions were answered and the meeting was Adjourned at 7:52 PM

Minutes submitted by: Derrick Houston

Minutes approved by: HOA Board Members – Derrick Houston (President), Quinton Wiggles (Treasurer), Donrico Williams (VP, Secretary)