



Dated 05-31-2023

Facilitator: HOA Board of Directors - Derrick Houston (President), Dunrico Williams (Vice President), Quinton Wiggles (Treasurer)

Call to order time: 7:35 PM

Location: 1080 Aspen Drive Lithia Springs GA 30122 held in the Pavilion area

Attendance: 64 Homeowners

Silver Creek Ranch Town Hall Meeting Minutes

*The President welcomed all of the homeowners that came tonight to participate in our SCR Town Hall meeting and especially welcome new homeowners to our community. The President introduced the newest appointed member of the SCR HOA Board, Dunrico Williams as the Vice President. Mr. Williams welcomed everyone in attendance for coming. He explained he is an original homeowner since 1996, and he joined the HOA board to assist in managing the community. The President also introduced Quinton Wiggles as Treasurer.

*The President discussed the increase of none leashed dogs roaming in our community and Douglas County animal ordinance. If you see your neighbor's dog is roaming free and is posing a possible threat, please talk to your neighbor if you feel comfortable enough to do so. You can log in to Ardent portal and describe the violation and add photo(s), and Ardent will write a notice to the homeowner. If homeowner's feel threatened, you always have the option of calling Douglas County Animal Control.

*The President, explain the reason for delaying the opening of our pool area for 2023. We did not pass Douglas County Health Department inspection due to stricter adherence of guidelines as it pertains to the number of exit points surrounding the pool deck. The fire department is inspecting accessibility and exit gates this year. We are required to have a second automatic release exit point from the pool deck.

*The board is in the process of contacting several security vendors and obtaining several bids for work to be performed. We hope to have that completed as soon as possible and the HOA board will alert the community once the work has been completed and Douglas County inspection passed.

*When the pool is opens, do not allow "Free Riders", entrance to the pool and tennis court areas. These are amenities for community Homeowner Association Dues Paying Members only.

*The President explained the, "serious danger that parked car and trucks pose at sharply curved points on two streets (between 1806 - 1830 Silver Creek Drive) and (between 1088 -1122 Silver Moon Trail)". The HOA board member has talked with homeowners and made them aware of the threat parked vehicles pose to the community at large and to their own vehicles.

*The President discussed necessary repairs of the children's playground area and equipment. The HOA Board estimates have been submitted for tree root removal and French Drain installment for water drainage.

*The President discussed common area beautification which is an ongoing process. He explained why no colorful annual flower have been planted at both entrances, due to budgetary constraints and non-working area sprinkler systems. Deterioration of equipment over time and neglect of annual incremental repairs, is the reason why all our sprinkler systems have been shut off.

*The HOA Board has planted additional shrubs such as Azaleas that bloom colorful flowers twice per year and are hardy enough to withstand the summer heat conditions and will not require continuous watering by sprinklers. An assessment of our multiple sprinkler systems was performed back in 2014 by an irrigation company, and the estimate at that time was over \$3,500.00 to repair it. Our existing shrubs and trees are well established through existing rain and the sprinkler systems are not a budgetary priority at this time.

*The President discussed the role and responsibilities of Ardent Residential Property Management company. Ardent prepares a yearly budget for HOA approve. Ardent preforms all accounting and fiduciary responsibilities such as paying reoccurring bills and vendor invoices. Ardent performs a monthly drive through the neighborhood inspection for community standards and violations. It was explained to all homeowners in attendance, that if they receive any courtesy notice from Ardent in regards to any maintenance, to either reply by email or log into the Ardent portal and write a response and include a photo(s) as proof of corrected maintenance. Any homeowners can report violation directly to Ardent, so that it can be officially logged. Ardent will assess the violation, report to HOA Board if valid and address the infraction.

*President discussed security concerns within our community. If you see something say something. It starts with each home owner not the HOA board. (If it doesn't look or feel right, call the Sheriff Department)

*The Civil Action originally filed on July 13, 2021 by Christina J. Peterson (Plaintiff) vs. Silver Creek Ranch Homeowners Association Inc (Defendant) the court held a hearing and heard oral arguments on the case and admitted evidence. All parties were provided an opportunity to present evidence and argument. On August 30, 2022, the court entered an Order Granting Defendants Motion to Dismiss. The Order was not appealed.

On October 13, 2022, the association filed a timely Motion for Sanctions seeking an award of attorney's fees and expenses against the Plaintiff. On December 15, 2022 the court held a hearing and heard oral arguments on the Motion and admitted evidence. All parties were provided an opportunity to present evidence and argument and cross examine the witness.

Having conducted a hearing on the issues of attorney's fees and having read and considered the Motion, including all evidence, arguments and authorities presented by the parties: the court granted the Defendants Motion for Sanction and awarded the Association recovery of attorney's fees and expenses of litigation against Plaintiff.

On May 09, 2023, "Order Granting Defendants Motion for Sanctions" was officially filed by Judge Richard Sutton. The court finds that the uncontroverted evidence presented by the Association properly and sufficiently established the reasonable and necessary attorney's fees and expenses of litigation incurred by the Association in defense of this action in the amount of \$39,478.00 which must be awarded against Plaintiff.

*The President opened the meeting for homeowner questions at 8:20PM

*The meeting was adjourned at 9:10PM
