

Silver Creek Ranch LLC Annual HOA Meeting Minutes

Meeting Date and Time

Date of Meeting: December 10, 2024

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 - 45 Members

The regular annual meeting of the Silver Creek Ranch LLC was called to order at 7:05 PM on December 10, 2024. The Zoom video platform was used for this meeting hosted by Jessy Musick (Residential Manager) representing Red Rock Management.

I. Approval of Agenda

The agenda for the meeting was reviewed and unanimously approved.

II. Introduction of the Silver Creek HOA Board Members

The Silver Creek Board Members introduced themselves and the President introduced Jessy Musick (Residential Property Manager)

III. Consideration of Open Issues

Presentation of Red Rock portal sign-in procedure, 2024 Financials, and 2025 Budget Review

Person Introducing First Item:

Jessy Musick from Red Rock Management provided instructions for the portal login procedure.

Jessy Musick from Red Rock Management presented an on-screen copy of the Silver Creek Ranch Financial Working and Reserve Account for 2024 and the proposed Operations Budget for 2025.

Jessy Musick explained that every homeowner was mailed a physical copy of the 2025 budget and a 5% increase in HOA dues to \$477.48.

Jessy also explained some of the line item expenses and the reason for those increases in cost. President Derrick Houston also detailed our major legal expenses incurred from several lawsuits from 2018 through 2024, which came due in 2024.

ACCOMPLISHMENTS

Person Introducing Second Item: Derrick Houston

1. HOA Assessment Dues collected for 2024 – As of this meeting, 235 homeowners, approximately 70% or 165 Homeowners have paid in full their required HOA

Assessment dues. 70 homeowners, approximately 30% of the homeowners were delinquent in their HOA dues.

*It was explained that legal actions were imminent for those delinquent homeowners.

2. Reduced Douglas water and sewer consumption and cost to the pool and clubhouse – We found a leak that could not be exactly determined where in the waterline supply line to the pool and clubhouse area. The decision was made to install new water lines and shutoff valves. This reduced our water usage and charges by approximately 65% for this year.

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 gates 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 respect for the community amenities.

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. Discussed the proposed Path Foundation Model Mile Trail N1 entry and exit point off Aspen Dr. This proposed walking trail would be located on Silver Creek Ranch-owned land to the rear of homes on Brumby Circle and Silver Way. This trail would run parallel along the active Sweet Water Creek that runs through our subdivision. The President explained he met with the Project Manager - Christopher Dye, to obtain an understanding of the project's vision and purpose. The President presented the information he had learned from the Path Foundation representative to SCR members. The President was adamant about not allowing the trail entry and exit point to cut directly into our community between houses on Aspen Dr. The president discussed an alternative entry point off Skyview Dr, to reroute and mitigate the traffic directly through our community. The President explained that a community meeting with the Path Foundation, and Douglas County planners would be scheduled for early January 2025 for all members to attend and voice their concerns.

CONDUCT THE VOTE

Person Introducing Fourth Item: Jessy Musick (Red Rock Management) explained they had not received any nomination to join the SCR HOA Board by email or mail. Jessy 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 2025.

OPEN THE FLOOR FOR QUESTIONS

Person Introducing Fifth Item: Derrick Houston (SCR HOA President) opened the Zoom meeting for questions:

- Question: More discussion surrounding the Path Foundation trail.
Answer: More information to follow and an alternative route to access the trail off of Skyview Dr instead of through the middle of the community.
- Question: What are the duties of being on the HOA Board?
Answer: Maintaining a fiduciary responsibility for the community, working with the property manager, overseeing the vendor's work and estimates, reviewing contracts, approving community ARC requests, handing out access cards for the amenities, and using common sense when dealing with members.
- Question: Why have we not planted any flowers at the entrances?
Answer: Lack of an irrigation system and Budgetary constraints.

MEETING ADJOURNED

Person Introducing Sixth Item: Derrick Houston

All questions were answered and the meeting was Adjourned at 8:05 PM

Minutes submitted by: Derrick Houston

Minutes approved by: HOA Board Members