

Silver Creek Ranch LLC Annual HOA Meeting Minutes

Meeting Date and Time

Date of Meeting: December 3, 2025

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 - Members

The regular annual meeting of the Silver Creek Ranch LLC was called to order at 7:05 PM on December 3, 2025. The Zoom video platform was used for this meeting, hosted by Mandi Scoggins (Residential Property 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 Ranch Board Members introduced themselves, and the President introduced Mandi Scoggins (Residential Property Manager)

III. Consideration of Open Issues

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

Person Introducing First Item:

Mandi Scoggins from Red Rock Management provided instructions for the portal login procedure. Mandi Scoggins from Red Rock Management presented an on-screen copy of the Silver Creek Ranch Financial Working and Reserve Account for 2025 and the proposed Operations Budget for 2026. Mandi Scoggins explained that every homeowner was mailed a physical copy of the 2025 budget and a 5% increase in HOA dues to \$500.00. Mandi will also explain some of the line-item expenses and the reasons for those cost increases. President Derrick Houston will also detail other potential major expenses that will need to be addressed in the future.

Accomplishments for 2025

For 2025, the HOA Board has been able to keep HOA management costs down as much as possible:

1. While our Commercial Insurance cost rose more than 10% from last year, we were able to buy Commercial Property & Liability Insurance for under \$8,500.00 for the year. This cost is still much less than what we experienced in the year 2022-2023.
2. Since replacing the water lines to the Pool Pump Room and to the Clubhouse in 2024, our Douglas County Water Department's monthly spring and summer pool season water bill has been reduced by 65%.

3. The HOA replaced our long-time pool maintenance company due to its no longer servicing pool maintenance. We were able to take bids and procure our new pool maintenance company, Sparkling Pools, which has been able to maintain our equipment and pool area.
4. We replaced our old Landscaping company with a new landscaping company, which has done a good job regularly.
5. The replacement of the Silver Creek Dr. rear entrance wall, which was damaged in 2024. The wall was rebuilt, and stones were replaced on all of the pillars at that entrance. The HOA Board filed an insurance claim for the repair of the wall.
6. The Sky View Front entrance walls -holes were patched, missing bricks were replaced, and the façade was re-stuccoed to the original color and condition.
7. The Aspen Dr. Clubhouse brick façade – all loose and missing building brick were re-adhered and replaced.
8. Children’s Playground Equipment Area – this area has been refurbished with a power wash, and all metal surfaces have been freshly painted throughout.
9. Street Lights Repair – Graystone Power was contacted to replace several street lights that were not turning on at night or staying on during daylight hours.
10. 2025 Pool Inspection and Opening – This year’s pool opening was especially difficult and delayed due to Douglas/Cobb County Health Inspection Department regulation changes and adherence. Upon inspection, a major requirement was to - 1. get the slide in working order - 2. totally cover the slide and remove access to the slide - or 3. totally remove the slide. The HOA President was able to negotiate with the Inspector to approve the entire slide being covered with a Heavy Duty Polyethylene Mesh Safety Barrier Netting and the appropriate pole signage. The pool cleared inspection and opened for the July Fourth weekend. Approximately one month later, the pool covering was vandalized and destroyed. The pool season was cut short, and the pool was closed by the inspector.
11. The current HOA Board did not want to leave the incoming HOA Board with any encumbrances or burdens. The Board designed a hard-cover enclosure over the current slide that will withstand the weather and cannot be so easily destroyed. This structure should pass future inspections and was designed to last several years. This should buy SCR enough time to raise enough money to perform the proper repairs to the slide and water pump. FYI... Estimated cost for slide repairs \$20,000.00 to \$25,000.00. To remove the side and rock formation \$20,000.00.

Future Recommendation

The HOA Board makes several recommendations going forward.

1. Purchase “Playground Engineered Wood Chips” for the Children’s Playground Enclosure and labor to install. \$2,200.00
2. Cut down or trim trees that are growing over the Children’s Playground area into the Tennis Court Fencing.
3. Cut down three trees in the enclosed pool area. This will lessen the leaves, pollen, and debris that fall into the pool.

4. Raising the canopy of seven large Oak trees located on Silver Creek Dr., adjacent to the tennis courts. Tree branches are hanging low enough that box trucks scrape those branches.
5. Cut down the Parsons Pear tree located in the Clubhouse Parking lot next to the tennis courts. This tree provides cover for nefarious activities both during the day and at night. It also blocks the street lighting in that area.
6. Cutting down two trees that are overhanging onto Aspen Drive. These are the group of trees located near 901 Aspen Dr. and are part of our HOA Common Area. (I took several great bids for a package deal on all the above tree trimming and removal work, items 2 through 6. Estimated one day, several trucks \$7,000.00 to \$8,500.00)
7. Call a professional plumbing contractor who specializes in drip irrigation systems. This is what is needed for annual plants to survive during the summer months. We currently have a drip irrigation and timed sprinkler system, but we need to have it thoroughly inspected and confirmed to be in working condition before turning on any water meters.
8. I recommend purchasing commercial-quality solar-powered lighting to illuminate the interior of the Pool Deck Area. Esthetically, this illumination would look brilliant at night and would add safety lighting around the pool and clubhouse area.

This subdivision started building in 1994 and finished in 1996. That makes this a 30-year-old community. Like anything that is aging, it needs to be properly maintained, or it will decay and fall apart. I think we are on the right road now to preserving and maintaining what we have and financially putting ourselves in a position to make upgrades for the future.