



Dated 08-19-2025

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

Meeting Start Time 7:00 PM

Call to order time: 7:05 PM

The meeting adjourned at 8:20 PM

Location: Zoom Meeting / 1080 Aspen Drive, Lithia Springs, GA 30122

Attendance: Approximately 30 Homeowners

Silver Creek Ranch Town Hall Meeting Minutes

The President presented the meeting and spoke on behalf of the HOA Board. The President primarily followed the prior emailed meeting agenda.

*The President welcomed all of the homeowners who came tonight to participate in our SCR Town Hall meeting and especially welcomed new homeowners to our community. The President provided the names of each HOA Board Member. Derrick Houston (President), Dunrico Williams (Vice President) & Quinton Wiggles (Treasurer). The President took the role and asked for the full names of those who attended the meeting. The President clarified that he set the Town Hall Meeting date and time without knowledge of the Douglas County Milage/Tax rate hike meeting.

*The President announced Andrew Wayne as our new Red Rock property manager.

* The President discussed our community's financial health, including assessment collections, delinquency updates, and future HOA dues. The President explained we have \$53,792 total cash on hand at this time. \$48,0754 in our "Operations" account and \$5,038 in our "Reserve" account. In addition to that money, over the last 3 months, we have collected delinquent assessment fees from a home sale and property refinance totaling approximately \$17,500. SCR is awaiting the transfer of funds from Lazega & Johanson collections into our bank account.

* The President encouraged community participation and explored ways to get more homeowners involved, share the benefits of active participation, and discuss how we can all work together to avoid the challenges of non-payment.

The President pointed out, this is a community of 235 homes, which means there are 235 homeowners. At this point, it is my belief that neighbors need to form committees to help govern the community's common areas and, more importantly, work directly with vendors and manage... the property management company. This job is too much for 1 person or 3 people. Whatever you do, whether you keep our existing property management company or select another property management company, you must direct them and be hands-on with them. If you leave the decision-making up to them, they will do the least and charge you the most. And you will have no accountability to the neighborhood.

The President gave some examples. It takes time to find the right contractors (a minimum of 3) to do any work these days. You are trying to get a reasonable estimate. You want to make sure you're talking with the principal contractor and not a frontman who takes your money but ends up not being responsible for the work.

Calling our law firm and following up with homeowner filings. Getting an attorney on the phone can take time.

Making calls to the Douglas County Water & Sewer company when the water is shut off due to nonpayment. The property management can make the payment, but it takes someone from the HOA board to place a call and try to waive the \$75 reconnect fee.

Meeting with the Path Foundation. These are just some of the duties that you will have to follow through with any property management company.

Issuance of the amenity access cards to the homeowners.

* Community Volunteers are needed -We'd love your help planning fun neighborhood events, scheduling regular meetings, and supporting the board with community projects.

The President explained, It would be nice to have various committees to plan spring, summer, fall, and winter community activities. There needs to be a volunteer group responsible for informing our community through our SCR Newsletter. Volunteers are needed in our community to pick up trash thrown out by the heavy traffic of cars passing through our community.

You can sit on your ass and complain about the current state of the community, or do something yourself to make it better. You don't need an HOA board to form community groups to do some work around here.

*The current HOA Board is actively recruiting members of the community to join the HOA Board.

The President explained that the entire current HOA board is stepping down and will not participate in the next election. The President explained he is stepping down due to family obligations. He explained he has aging parents who need assistance and are having a major hip replacement surgery.

*Pool Closing was due to vandalism to the slide netting, which was required by the Douglas County Health Department inspector.

The President explained it took a lot of work and ingenuity to pass this year's pool inspection. It took less than ten minutes of vandalism to shut it down for the season. The vandal lived in this community, and through the review of several cameras and the recorded access card usage, we were able to determine one of the perpetrators. A case was filed with the Douglas County Sheriff's Department and investigated.

*Lawsuit Settlement update.

The President explained that all legal cases involving Peterson vs SCRHOA have been settled. As of June 2025, she owes SCR HOA approximately \$44,000. So far, Lazega & Johanson attorney firm has collected less than \$6,000 to date.

The President explained that the most important thing today is that SCR no longer owes Lazega & Johanson for representing SCR HOA in prior lawsuits. SCR owes no one and is unincumbered. This clears the way for the new leaders of the HOA to make better decisions on how we spend our money.

* The President discussed maintenance and enhancement projects to keep our neighborhood inviting and well cared for.

The HOA board has just hired a new landscaping crew. We have some kinks to still work out on a couple of common areas that they have missed or not addressed. That will be corrected. But they do good work.

*Rear entrance wall and front entrance wall repair.

We have the Brick and stucco contractor out this week working on the Mt. Vernon & Silver Creek Dr rear entrance wall. They are rebuilding the wall to match the existing wall. We are also repairing and refurbishing (patching the holes, replacing the bricks, and restuccoing the two front walls, off Skyview and Aspen Dr.

* The President asked that all SCR homeowners log in to gowithredrock.com to update their contact information. The HOA board wants to keep everyone informed and streamline operations.

*The Annual HOA Meeting is fast approaching! This is an important opportunity for homeowners to get involved in governance and decision-making.

The President announced that the HOA Board is calling for the annual meeting as soon as possible, sometime in October.