

**Silver Oaks Phase II Home Owners Association  
BOARD OF DIRECTORS MEETING**

7:00 p.m., June 16, 2009

Silver Oaks Pool

**BOARD MEMBERS**

**President:** George Wallace  
**Vice President:** Paul Wichman  
**Treasurer:** La Verne Wichman  
**Secretary:** Didi Wilkes (Absent)  
**Pool Committee:** Libby White  
**Welcoming Committee:** Jo Ellen Turner  
**Architecture Review:** John Joyce  
**Landscape Committee:** Bob Harlow (Absent)  
**Yard-of-the-Month Committee:** Leigh Williamson

**PROCEEDINGS**

The meeting was called to order at 7:00 p.m. by George Wallace, Board President.

**COMMITTEE REPORTS**

**Pool Committee** provided by Libby White, Chair.

- Lot of usage at the pool. Good to see
- New code will be emailed tonight and be effective tomorrow.
- One new pool pass for a Phase I resident for a total of 18.
- Three pool parties during the month - all successful.
- Water irrigation system reset and will come on three days a week.
- Carpenter ants were discovered in the bathroom. Bought solution to get rid of them and applied.
  - Light in the bathrooms may have to be replaced. One in men's room is blinking at times.
    - County Health Inspector inspected the pool this month. All deficiencies have been or are being resolved.
      - Blemishes bubbling around the sides of the pool may need to be patched before swim season ends. Kris will monitor and take care of it when needed.
      - Libby would like the blossoms cut out of the palm trees before the bees and wasps come around.

**Welcoming Committee Report** provided by Jo Ellen Turner, Chair:

- Welcomed two new renters this month. David and Chanrina Meyer at 2640 Paddock Circle and Pat and Laurie Hutchison at 2720 Paddock Circle.

**Yard of the Month Committee** provided by Leigh Williamson, Chair:

- Yard of the Month for June is 6009 Appaloosa Way, Elizabeth Riveria-Oquendo
- Yards are starting to look better.

**Architecture Review Committee Report** provided by John Joyce, Chair:

- Seth Smith at 6225 Shire Lane has built a fence around his yard. Approval was provided after a site visit.
- George asked John to call the selling realtor about getting the grass cut at 2601 Paddock Circle.
- Paul stated the county has been called about the holes behind the drainage grates throughout the subdivision. George said he would call the County again about this issue.

**Treasurer's Report** provided by La Verne Wichman, Chair.

- The Phase II Homeowners account has a balance of \$30,706.
- Currently there are three unpaid assessment dues for 2009. Liens have been placed against their homes
- La Verne stated that her estimate for the remaining of the year is the association will have approximately \$5100 at the end of the year if there are no unforeseen payments. This will allow the association to pay the missed loan payment from last year and pay off the loan as scheduled in March 2010.

## **OLD BUSINESS**

### Pool Cameras Repairs

Paul Wichman, Vice-President, informed the board that cameras had been repaired by Harris Security and were working. However, a couple of days later camera number 2 stopped working. Awaiting Harris to come and repair.

### Pool Repair

George received an estimate from CTI Concrete to make repairs and apply a sealant to the deck area for \$1900. After a brief discussion it was determined that since there is major work to the pool to be done over the coming winter it would be best to wait until then to repair the deck.

Harris Security came out and moved the inoperable key pad from the parking lot gate to the inside front gate and moved the good keypad from the inside gate to the parking lot gate. When all was complete, all four boxes worked.

George addressed the annual membership meeting in August and told everyone present that a proxy ballot would be in the notification letter. He asked that they be returned quickly.

## **NEW BUSINESS**

There were fireworks fired off just outside the subdivision recently. George asked that everyone be aware of the extreme dryness of the area if they shoot fireworks during the 4th of July holiday.

George discussed the feasibility of establishing a rule restricting children 3 and under from using the pool because of recent diaper problems. It was decided that since there is no way to enforce the rule without continuous monitoring, we would not establish that rule. We are currently in compliance with all laws concerning diaper accidents.

Paul stated that the board should consider complete closure of the pool this winter to save money. Since we are going to drain the pool to complete the resurfacing of the pool prior to next swim season, it seems like a good idea. Passed to Libby to talk to the Health Department on the feasibility of the idea.

George said there are several vacant houses in the subdivision. Realtors are responsible for getting the grass cut at the houses they are trying to sell, but it is hard to get them to comply. Also, we now have two foreclosures for which no one is cutting the grass. George asked that if you can, please volunteer to cut the front yard of these houses if they are near you. We would like to keep the subdivision looking nice.

***Next Meeting***

The next Board of Director's Meeting will be held at the Silver Oaks pool on Tuesday, July 21, 2009, at 7:00 p.m.

**ADJOURNMENT**

The meeting adjourned at 8:05 p.m.