

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

6:00 p.m., March 16, 2010

Davidson Middle School

BOARD MEMBERS

President: George Wallace
Vice President: Paul Wichman
Treasurer: La Verne Wichman
Secretary: Vacant
Pool Committee: Libby White
Welcoming Committee: Jo Ellen Turner
Architecture Review: John Joyce (Absent)
Landscape Committee: Joanna Fairchild
Yard-of-the-Month Committee: Vacant
Board Member - Didi Wilkes

PROCEEDINGS

- The meeting was called to order at 6:00 p.m. by George Wallace, Board President.

APPROVAL OF MINUTES

- The Minutes for February 2010 were read and approved.

COMMITTEE REPORTS

Pool Committee Report provided by Libby White, Chair:

- Libby has had Phase I inquiries about pool fees for the season. Board agreed to keep the fees at the current \$140.00 level.
- The board discussed retaining the option of allowing private parties at the pool. After much discussion it was decided by a vote of 5-1 not to allow private pool parties in the future. Jo Ellen made the motion, Paul seconded it. Didi Wilkes voted against the motion.

Welcoming Committee: provided by Jo Ellen Turner, Chair:

- Welcomed new residents David and Sandy Young who have moved into the house at 6024 Appaloosa Way. David and Sandy recently moved here from Sioux Falls, South Dakota.

Landscape Committee: Provided by Joanna Fairchild, Chair:

- Nothing to report.

Architecture Review Committee Report provided by George Wallace:

- Homeowners Robert and Elizabeth Frazier of 2723 Paddock Circle requested approval to extend their fence around their back yard. The request was approved.
- George Allen of 2647 Paddock Circle requested approved of a landscape scheme for his yard. After review by John Joyce, the request was approved.

Yard of the Month Committee provided by George Wallace:

- Nothing to report

TREASURER'S REPORT provided by La Verne Wichman:

- Checking account balance at the end of February was \$18,702.86.
- Ninety-five residents have paid their 2010 homeowners assessments as of today.
- Savings/escrow balance is \$261.57.

OLD BUSINESS

Hazardous Material on Foreclosed Property

- George called the North Okaloosa County Fire Department yesterday to determine if they were going to pick up the 55 gallon drum of hazardous material behind the house at 5897 Saratoga Drive. No one answered the phone and no one returned the message. Will keep trying.

Pool Expenses

- The lighting improvements approved last month are in progress. Paul will report out next month.
- The refinishing of the pool was completed during the period of 9-12 March. The Okaloosa County Health Inspector has inspected the work and approved it.
- The next action is repair of the deck and resealing, which will be completed during the week of March 27th.
- The board voted to spend \$600.00 to fix the camera computer system and clean and adjust the camera lens. Paul made the motion, Libby seconded it. The vote was 6-0 in favor. Motion carried.

Attorney

- George and Paul visited Mr. Nathan Boyle, a local Crestview attorney who specializes in real estate and HOA type law. The purpose of the visit was to provide him with our association documents and to address issues the board felt needed to be addressed. One, the foreclosure procedure, which looks kind of bleak for the association as far as recouping the unpaid association dues. Another issue was the reimbursement for mileage of board members who use their vehicles to conduct association business. He said since it was a reimbursement and not compensation and was in accordance with the association By-Laws, it was OK to continue the practice. Another issue was a discussion of the board's obligation was requests of individual residents. After

explaining the issue and actions the association has taken and showing him evidence of same, he recommended we leave it until we had further problems. The last item was a discussion of the composition of the board and the need for residents to serve on the board. Paul suggested he write a letter to accompany the letter announcing the annual membership meeting, telling the residents the ramifications of not having enough people serving on the board. If it is taken over by the county/state, a management firm would take control and dues would increase dramatically. He said he would write such a letter.

Spring Yard Sale

- George reminded everyone again of the combined Silver Oaks Spring Yard Sale on the 17th of April 2010.

NEW BUSINESS

Board Positions

- George again announced the resignation of Leigh Williamson due to deployment. This meant two things. The Yard of the Month Committee Chair was vacant. Since Joanna Fairchild had previously made known her desires to be the Yard of the Month Chair, George offered her the position, and she accepted. The board voted 6-0 to approve the move. La Verne made the motion and Libby seconded it. Motion carried.
- This still left one board position vacant. One of the residents present had sent George an email earlier in the day expressing interest in the position, so George asked him if he was interested and he replied he was. George made the motion to appoint Chuck Mitchell to the board to complete the remainder of Leigh Williamson's term, La Verne seconded it and the vote was 6-0 in favor. Chuck will also serve as the Landscape Committee Chairman.

Yard of the Month Program

- George stated that he has received a request from the President of Phase I for someone from Phase II to judge their Yard of the Month contest. After much discussion it was decided that since Joanna had just assumed the position that she would take a month to look into the request and will make her decision by the next meeting.

Pool Landscape

- George asked Chuck to survey the pool area which is badly in need of total renovation. Chuck agreed and will report back at the next meeting.

Grass mowing bids

- George passed out a list of bidders for the contract to mow the grass in the common areas. Two bids were considered to be acceptable. Since the board could not make a decision without additional information, Chuck, the new landscape committee chairman, took the two bids and will talk to both companies to determine if the board's concerns can be resolved successfully prior to a final vote on the contract.

Special Meeting

- George stated that since pending expenditures for grass mowing and pool security need to be approved prior to the next meeting in mid April, a special meeting of the board is required. It was determined that the meeting will be held on 23 March 2010 at Paul & La Verne's house at 6401 Havenmist Lane at 6:30 PM. George will have the signs announcing the meeting to the membership in place this weekend.

NEXT MEETING

The next board meeting will be held at the Silver Oaks Swimming Pool on Tuesday, April 20, 2010.

ADJOURNMENT

The meeting adjourned at 7:35 PM.