

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

7:00 p.m., June 15, 2010
Silver Oaks Swimming Pool

BOARD MEMBERS

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

PROCEEDINGS

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

APPROVAL OF MINUTES

- The Minutes for the May 2010 meeting were approved.

COMMITTEE REPORTS

Pool Committee Report provided by Libby White, Chair:

- Libby provided a summary of the cards issued to date. 122 cards have been issued to residents of Phase I and Phase II. Eighteen are from Phase I.

Welcoming Committee: provided by George Wallace:

- Welcomed new residents Mason and Melanie Furniss to 6127 Saddle Horse Lane. They have two children, Courtney and Eryn. Welcome to the neighborhood. .

Landscape Committee: Provided by Chuck Mitchell, Chair:

- Spread weed killer over the outside of the pool area and other common areas.
- Bike rack and picnic table discussed at the previous meetings were tabled due to the current shortage of funds

Architecture Review Committee Report provided by George Wallace: Nothing to report.

Yard of the Month Committee provided by Joanna Fairchild, Chairperson:

- June's Yard of the Month was 2712 Paddock Circle.
- Joanna said she is writing letters to secure YOM awards and visiting merchants.

Treasurer's Report provided by La Verne Wichman, Treasurer:

- Checking account balance at the end of April was \$23,616.36.
- Liens will be placed against the property owners who have not paid their assessments this week.
- Savings/escrow balance is \$261.73.
- La Verne suggested that only emergency expenditures be approved because of the perceived deficit the association may encounter at the end of the year.
- Also suggested that any money left over at the end of the year go to the escrow account.

OLD BUSINESS

Power Wash Bids

- The board at the last meeting authorized securing additional bids to complete the necessary power washing needed throughout the Association common areas. Two additional bids were received, but since all bids before the board were in the \$400-\$700 the board tabled the project due to the current funds problems. Will be addressed when funds are available.

Renters Pool Entry Cards

- The board again discussed the potential problem of renters not returning their pool entry cards when they move from our area.
- The board agreed to charge a \$25.00 deposit from renters which will be returned when they return the card prior to moving.

NEW BUSINESS

Architectural Review Committee

- With the resignation of John Joyce due to leaving the area, Chuck Mitchell approached George about becoming the new Architectural Review Committee Chairman.
- After brief discussion a motion was made by Paul Wichman and seconded by Libby White to allow Chuck to become the ARC Chairman. Vote passed 6-0. Motion carried.
- As authorized by the By-Laws, George solicited the attendees to see if anyone would become the Landscape Chairman. Robert McKenzie volunteered for the position and also volunteered to take John Joyce's position on the board. Didi Wilkes made the motion to seat Robert McKenzie on the board. The motion was

seconded by Paul Wichman. Vote was 6-0. Motion carried. His term on the board will expire in August 2011.

▪ ***Nomination Committee***

Didi stated that she has identified 3 people willing to serve on the board. George asked if she had canvassed the subdivision to identify others. She indicated she will do that prior to the August meeting.

Annual Membership Meeting

- George stated that the Annual General Membership Meeting is August 17, which is just two months away. The formal notification letter is prepared and will be sent the second week in July.

Discussion

- John Carey asked to address the board on a possible way for the board to ensure renters comply with the association documents. If the landlord owner has a management company, charge the management company with the responsibility of ensuring the tenants comply with the documents. If they do not, the association then calls the management company who encourages the tenant correct the problem. If not, the management company hires outside professional help to solve the problem.
- George and other board members like the concept. George indicated he would talk to John's management company more about the concept and bring it before the board next month.

NEXT MEETING

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

ADJOURNMENT

The meeting adjourned at 8:05 PM.