

Silver Oaks Phase II Home Owners Association
BOARD OF DIRECTORS MEETING
7:00 p.m., September 21, 2010
Silver Oaks Swimming Pool

BOARD MEMBERS

President: Don Turner
Vice President: Chuck Mitchell
Treasurer: La Verne Wichman
Secretary: George Wallace
Pool Committee: Lisa Sellars
Welcoming Committee: Jo Ellen Turner
Architecture Review: Chuck Mitchell
Landscape Committee: Bob McKenzie
Yard-of-the-Month Committee: Libby White
Board Member - Vacant

PROCEEDINGS

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

APPROVAL OF MINUTES

- The Minutes for the August 2010 meeting were approved.

COMMITTEE REPORTS

Pool Committee Report provided by Libby White, Chair:

- Nothing to report

Welcoming Committee: provided by Jo Ellen Turner, Chair.

- Welcomed three new residents since the last meeting. Leah Spooneybarger at 2601 Paddock Circle; Dennis and Mikki Harklotz at 6220 Shire Lane and Jim and Meg Spinks at 6215 Shire Lane. Welcome to the neighborhood.

Yard of the Month Committee provided by George Wallace.

- September Yard of the Month is 2704 Paddock Circle, Frank and Joanna Fairchild. Congratulations.

Architecture Review Committee Report provided by Chuck Mitchell, Chair.

- Asked George and Paul to approve the building of a shed in his yard since he is the ARC Chair and couldn't approve his own project. George and Paul visited

Chuck's house and viewed the location of the project and the shed specifications. Shed was approved.

- Chuck reminded Ron and Pam Young of the requirement to place a fence in front of their newly installed shed. The Young's assured him this would be taken care of in accordance with the approval document.

Landscape Committee: Provided by Bob McKenzie, Chair:

- Nothing to report.
- George asked him to please cut down the bush at the entrance to Lake Silver Road and the small oak tree among the Magnolia trees on Havenmist Lane.

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

- Checking account balance at the end of August was \$15,837.76.
- Savings/escrow balance is \$261.90.
- La Verne pointed out that expenses will be reduced as we go through the remainder of the year with the reduced use of electricity, lawn mowing and pool maintenance.
- Notified the board that Auburn Water did an inspection of the irrigation system at the Lake Silver Road entrance. Cost will be \$35 plus any repairs needed.
- Libby reminded the board that the fire inspection is due and will cost \$50.
- Board heard a discussion by Paul Wichman concerning the cost of putting in a light to illuminate the flag at the pool. The board voted 7-0 to approve the \$24.01 expenditure.

OLD BUSINESS

Change to Covenants

- The board again discussed the changes necessary to the covenants in order to possibly collect some money for past assessments on foreclosed homes.
- George showed an example of a proposed covenant change which will be carried to the homeowners for their vote.
- Discussion for additional items to be included when soliciting votes ensued and George asked the board to go through the covenants and see what they thought should be addressed. George will go through the minutes to see what the board has approved that should be in the covenants and needs to be included.
- This will be discussed again next month.

NEW BUSINESS

For Sale Signs

- George reminded the board that the covenants say no signs will be placed in the sub-division. He also reminded them that the first association board changed the wording to allow For Sale signs in the yards of home for sale.
- A recent request by a local realtor to place an Open House sign on the corner of Havenmist Lane and Paddock Circle was brought to the board by George for a possible modification of the rule.
- After discussion the board voted 7-0 to allow Open House signs to be displayed on the corners up to 72 hours before the open house. The signs must be removed immediately after the open house.

Additional Penalty for Bathroom Vandalism

- George stated that he received an email from a resident who thought that in addition to the fine approved by the board at the August meeting to offset the cost of cleaning the bathroom, that pool privileges should be suspended the remainder of the swim season.
- Discussion by the board resulted in the issue being tabled. Board members felt that it might unjustly punish other family members and more importantly, would be almost impossible to enforce. This issue will be revisited prior to the pool opening next year.

Fall Yard Sale

- The fall yard sale will be on 16 October from 7:00 AM until.

ELECTION OF BOARD OFFICER POSITIONS

- The election of board positions for the Board Members was conducted. The results were as follows:

President - Don Turner
Vice President - Chuck Mitchell (Will also retain ARC Chair)
Treasurer - La Verne Wichman
Secretary - George Wallace
Welcoming - Jo Ellen Turner
Pool - Lisa Sellars
Landscape - Bob McKenzie
Yard of the Month - Libby White

AFTER THE ELECTIONS

- The new president took some time to thank the board and to thank the previous board for all it has done to make the subdivision a better place to live.
- He indicated that the date of the annual picnic would probably be the second Saturday of November instead of the first. The board agreed that the Saturday after Veterans Day would be a good day to have the picnic.

- The board also discussed moving the monthly board meetings from the third Tuesday in the month to the second Tuesday in the month. This will be discussed at the next meeting.

NEXT MEETING

- The next meeting will be held on 12 October 2010 at the swimming pool at 7:00 PM.

ADJOURNMENT

The meeting adjourned at 8:25 PM.