

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

6:30 p.m., May 17, 2011
Silver Oaks Swimming Pool

BOARD MEMBERS ATTENDING:

President: Chuck Mitchell
Vice President: Vacant
Treasurer: La Verne Wichman
Secretary: George Wallace (absent)
Pool Committee: Lisa Sellars
Welcoming Committee: Libby White
Architecture Review: Chuck Mitchell
Landscape Committee: Bob McKenzie
Yard-of-the-Month Committee: Vacant
Board Member at Large – Paul Wichman

Proceedings

- The meeting was called to order at 6:30 p.m. by Chuck Mitchell, Board President.
- The minutes from April 26, 2011 meeting were unanimously approved by the board without comment

Treasurer's Report

- La Verne Wichman reported that the HOA currently has \$32,486.50 in our checking account. Additionally, there is \$3,263.68 in our escrow account. These two items total a balance of \$35,750.18 available to the HOA for expenses.
- An update on the costs of the Havenmist Pond project showed a cost of \$3,648.96. There are a few remaining items that still must be accounted for, but the majority of the costs have been identified.
- The first Chelco Electric bill for the pond was \$37.28 for 11 days of service and included the hookup charges. Typical bills should run around \$20 per month.
- There are still 12 unpaid HOA homeowners' dues. Action will be taken on each following a final appeal for payment. Some of these homes are in foreclosure and no payments are expected.
- La Verne transmitted financial statements to Chuck Mitchell with copies for the Secretary as well.

Old Business

- Paul Wichman and Bob McKenzie gave an update on the status of the Havenmist Pond project.

- Bob McKenzie gave an update on the pool landscape project. A meeting is to be held on May 18th with K&R to discuss the pool beautification and the entry at Lake Silver Road. A proposal will be obtained on the entry project to determine if we want to go forward with upgrades. Chuck Mitchell to try to find out who the property owner is at the landscaped area at the Lake Silver Road entrance. More to follow.
- The cameras at the pool were discussed. It was decided to call Harris Security for their yearly check up and have them updated with the latest upgrades. They will remain operational 24/7. Paul Wichman to make the call.

New Business

- Chuck Mitchell discussed the issuance of the monthly newsletter. He will be in charge of publishing around the third week of each month and emailing to all residents of Phase II, as well as having it posted on the website.
- A discussion took place concerning the filling of board vacancies. Currently we are in need of someone to fill the Vice-President slot and someone to be the Yard-of-the-Month (YOM) chairperson. George Wallace previously indicated he would be acting YOM until a permanent individual is identified.
- A brief discussion centered on the covenants and fencing requirements. The covenants specifically exclude chain-link or hurricane type fences. Unless the covenants are changed by a majority vote of the residents, this rule will always apply. For other fence styles, it is up to the ARC to determine acceptability. Unless circumstances require a special review, Mitchell (as Architectural Review Committee Chair) will be the decision maker regarding acceptability of all fence installations.
- La Verne Wichman reminded everyone that the annual board selection process was coming up in August. There are some things that must be done prior to elections. Will table until next meeting.

Committee Reports

- Pool Committee: Lisa Sellars- Lisa reported that the phosphates in the pool were too high and were depleting the chlorine. Our pool maintenance contractor took care of it and things are now at a normal level.
- Welcoming Committee: Libby White reported a new couple has purchased the home at 6145 Havenmist.
- Architectural Review Committee: Chuck Mitchell- no report
- Landscape Committee: - previously discussed under old business
- Yard-of-the-Month Committee- no report but it was mentioned that Mike and Luisa Saylor at 2719 Arabian Court won for May, 2011.

The next meeting is scheduled for June 21, 2011, 1830 hours (6:30 PM) at the swimming pool.

The meeting adjourned at 7:30 PM.