

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

6:30 p.m., June 21, 2011
Silver Oaks Swimming Pool

BOARD MEMBERS ATTENDING:

President: Chuck Mitchell
Vice President: Vacant
Treasurer: La Verne Wichman
Secretary: George Wallace
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 May 17, 2011 meeting were unanimously approved by the board without comment.

Treasurer's Report

- La Verne Wichman reported that the HOA currently has \$30,598.83 in our checking account. Additionally, there is \$3,263.68 in the escrow, which is in reserve for future HOA Havenmist Pond up-keep. Total balance is \$33,862.51.
- An update on the costs of the Havenmist Pond project showed costs so far of \$3,771.35.
- La Verne provided a projection of expenses through January 2012. The association is in its best financial position in several years.
- La Verne transmitted financial statements to Chuck Mitchell with copies for the Secretary as well.

Old Business

- ***Lake Silver Road Entrance Beautification and other Beautification Issues:*** Mac gave a report on his meeting with Kenny from K&R about improving the area at the Lake Silver Road entrance. For \$750 K&R will plant roses, and other plants around the pillar area on each side of Equestrian Way and clean up the area around the Magnolia Trees behind the pillars. They will also repair the irrigation system and, make it in operating condition. Libby and George stated that the Lantana plants would grow to crowd out the rose

- plants and should be replaced with Hawthorne Shrubs. Mac said he will check with K&R and report back at the next meeting.
- Chuck stated that we should do something with the remaining area around the pool since we have made the parking lot entrance and inside area look so good. George suggested that rather than spending money to try and beautify the remaining area, we should bulldoze the current plants (muly grass, etc.,) and lay sod and maybe put a hedge along the fence for privacy to pool users. Discussion ensued and the board agreed. It was decided that Mac would include this in his discussion with K&R cuts and include it in the estimate.
 - Paul Wichman and Bob McKenzie gave an update on the status of the Havenmist Pond project.
 - Paul stated that now that the pond is too dry to provide water to irrigate the grass, we should rent equipment to dig out the dirt that has washed into the pond over the years. We can also dig up the Cat Tail plants which are bad for the pond. Mac said he would talk to K&R Cuts and see if they can recommend someone to do the job.
 - Paul stated the electrician will install the 24 hour timer next week. Paul will also determine when the electrician can put in the new lights at the Lake Silver Road entrance.
 - George asked Mac to ask K&R Cuts to trim the growth in the Palm trees since it attracts bees and wasps if left undone.
 - Paul stated that we had to replace the computer and monitor that control the camera system at the pool. In order to receive a warranty on the equipment the association has to put the computer in a climate controlled environment. Paul requested funds for the replacement equipment and necessary equipment to air condition the enclosure that houses the computer equipment. After discussion by the board, Lisa made a motion to provide \$1000 to Paul for the new computer equipment, a new air conditioner and associated material necessary to insulate the computer housing. Libby seconded the motion. The vote was 6-0, motion carried.

New Business

- The board discussed a possible fine system be added to the By-Laws to assist the association in enforcing the covenants/by-laws. It was agreed that Chuck would develop a draft fine schedule for presentation at next month's board meeting. If accepted by the board, then it will be presented at the Annual Membership Meeting in August.
- Chuck Mitchell discussed the process used in the notification to the members of the Annual Membership Meeting. George said he and Paul developed a pretty good system to get everything out. This includes a letter of notification, a proxy ballot and a self addressed stamped envelope for returning the ballot. George asked La Verne if she had the addresses of the absentee members and she replied she did. Chuck asked to be part of the process and George indicated we could do the mailing process on the weekend when he is off from work.

- Mitchell stated that news concerning the upcoming Annual Membership Meeting and board elections will be in the next newsletter. He will also include copies of the Covenants and By-Laws with the emailed newsletter.
- Mitchell also discussed the use of business cards for all board members so that if any member of the board had to identify themselves, they could use the cards for that purpose. Mitchell stated he will work on the design and bring some samples to the next meeting. He also volunteered to donate the card stock and print the cards himself, once approved.

Committee Reports

- Pool Committee: Lisa Sellars- Lisa reported that the new pool valves have been installed and are operational. She indicated that the light in the pool keeps coming out of its position. Libby and George indicated that this should be under warranty of the pool refinishing company. Lisa will check. Lisa announced that she has 13 Phase I renewals so far this year.
- Welcoming Committee: Libby White reported she welcomed Lauren Ferrell at 6317 Havenmist. Brock & Michelle Harrell at 6397 Havenmist Lane. Also Dean & Carly Maquadig at 6115 Saddle Horse Lane. And last but not least, Kathyn Brown and her mother Janet Averson have moved into 6008 Appaloosa Way. Welcome to all!!
- Architectural Review Committee: Chuck Mitchell- no report
- Landscape Committee: - previously discussed under old business
- Yard-of-the-Month Committee: George Wallace - Richard & Thi Hai Mitschke at 2644 Paddock Circle was the June Yard of the Month.

The next meeting is scheduled for July 19, 2011, 1830 hours (6:30 PM) at the swimming pool.

The meeting adjourned at 7:50 PM.