

## APRIL MEETING MINUTES

Silver Oaks Phase II Homeowners Association  
Board of Director's Meeting – Regular meeting  
April 21, 2015  
Meeting Location: Silver Oaks - Phase II Pool

### Board Members present:

President: Bobby Reyes (absent)  
Vice President: Charles Charamut  
Treasurer: Laura Brown  
Secretary: Janet Troost  
Board Member at Large: George Wallace  
Pool Committee Chair: Carly Maguadog  
Welcoming Committee Chair: Jenilyn Troost  
Architectural Review: Bob MacKenzie  
Landscape Committee: Bob MacKenzie  
Yard of the Month Committee Chair: George Wallace  
Also present: Brenda Harrell, Dennis Simmons, Libby White, Louisa Saylor  
Not present: Bobby Reyes

### Proceedings:

Meeting was called to order by Vice-President Charamut at 6:33 PM.

Approval of minutes from 3/17/15.

### Treasurer Report – Laura Brown

<u>Checking Account</u>	<u>Escrow Account</u>
Old Balance \$ 44225.21	Old Balance \$ 6277.94
New Balance \$ 51868.07	New Balance \$ 6278.26
Dues Paid (past month) \$ _____	

Laura mentioned that small repairs of up to \$1000 were taken care of including the plumbing at the pool, painting and pressure washing at the pool, and security issues. All were under budget and were approved.

### Old Business

- Discussion on email from Bobby Reyes regarding storm damage to property on Havenmist. George mentioned that there was a lot of damage and the county should come out to assess. He also suggested we should get a new attorney to look into suing the county to get the declaration out of the covenant. Dennis asked whether or not there was a "slush fund" from the developer to cover this situation and Chuck said there wasn't but we did retain some money in the escrow account for those situations.
- Decision regarding storm damage on Havenmist cul de sac. This was tabled until the next meeting to allow Charles Charamut to look into:
  1. changing the attorney (as the current attorney has a conflict of interest)
  2. see about modifying the current budget, and
  3. See about changing the diameter of the pipe and have the county take ownership
  4. George suggested that it should be the county's responsibility because they originally required a certain diameter for the pipe and that apparently was incorrect, leading to the damages.

- Escrow account amount – Laura asked whether or not it is possible to move money from the checking into the escrow account or do we need to actually amend the budget for this current budget year?...Chuck suggested we wait to see what we will be responsible for regarding the Havenmist situation and then we will deal with moving the money as needed but we would probably need to amend the original current budget.
- Painting common area street lampposts and street signs – Motion was made by Janet and 2<sup>nd</sup> by George to allow \$950 for sanding, painting, and cleaning lampposts (~~and street signs~~). Motion carried to allow up to this amount. We have one estimate and will await another as per Mac. Decision will be tabled until the next meeting.
- Replace street sign on corner of Havenmist and Paddock Circle – George will check with Tim Bryant and see what the cost is and where to get it.
- We need to find a company to maintain the security cameras at the pool – Carly reported that one camera is not working and needs to be replaced. She checked and found out that it would cost between \$200-\$400 for basic maintenance from Harris Security. We will need to find someone else to actually repair the camera as they do not do that. Dennis and Carly will look into the cost of the repair and possibly finding someone else to do the maintenance.
- WebMaster – We pay for the website itself to be hosted online however that does not include the cost of downloading our information to the website. It was reported that has been done in the past by John White. Janet reported she attempted to contact John White Jr but never received a return email and the phone was out of order. Bobby Reyes reported that he had forwarded minutes to John White that have not been downloaded. Libby White reported her husband had never received anything to her knowledge. Janet volunteered to take on the Website monitoring and will contact John White to have him show her how to download info to the site do it can be updated on a regular basis if John doesn't have time.
- Post office issues – Chuck and Janet reported some possible issues with the post office not delivering mail properly. Some of the Resident letters Janet mailed out were returned even though the residents still live there and Chuck said he has had problems with his own mail delivery so he will check with the post office to see what is going on.

### **New Business**

- Street lights – Chuck informed the association that, as per HOA regulations, all street lights including those on private property, must be turned on and be in working order at night for safety and security reasons. Chuck stated he will send a letter out to all residents advising them of this and Jenilyn stated she will remind all residents as she makes her rounds of this regulation.
- Speeding in the community – There is concern that some people who do not live in the community are using the back entrance to get to the other side of Old Bethel Rd since Oak Hill Rd is still washed out and not completely repaired as well as residents who are not obeying the posted speed limits in the community. Specifically mentioned were a black pickup truck and a white SUV. There was discussion on what can be done to alleviate this and possible temporary speed bumps were suggested until Oak Hill Rd is repaired. It is reported that the HOA has already requested the police to come in a few times and monitor or ticket the individuals who are speeding however that has not happened. (Later discussion on Facebook from other residents, notably Phase I individuals, stated that speed bumps would not be allowed and also that the stop signs are not regulation so police can only give a warning and cannot ticket anyone.) Laura stated she would call the county and Chuck will also check on ways to curb the speeding by calling the county and local police to see what can be done.
- Parking on community streets - The HOA rules state that there is to be no parking on community streets. There are several people that are parking several cars in front of their homes on the street. There was discussion on how to handle this with suggestions being to:
  1. Put a notice on the cars
  2. Have police ticket the cars

3. Jenilyn will remind homeowners as she makes her rounds
  4. Letter to residents
  5. Chuck said he will check with the Sheriff's Department to see what can be done
- Mr. Harrell asked why the shingles seem to look like there is grit on them and Mac explained that it is due to the weather here and the general area and it may need to be replaced. He also asked about how a homeowner knows where the sprinkler system is installed on property and Mac explained how to locate the lines with a coat hanger or metal pipe and it was also suggested that someone on Arabian Ct might know how to locate the lines.

### Committee Reports

- Pool Chair (Carly Maguadog)
  1. Carly asked if the Health Department Forms need to be posted and Chuck said they need to be and Carly will post them and they are in the binder in the pool house currently.
  2. There was also discussion on weeds in the pool area and Dennis said he will get some Round-Up so Carly can treat the area.
  3. There was also some discussion on what to do regarding unauthorized people using the pool but there was no consensus as to how to handle it other than Carly advising them they cannot be there without a pool pass and reiterating that there needs to be adults with children under 13.
  4. Mac also stated he repaired the lights that were out and that he needs to get some treated lumber to repair some light poles.
  5. It was also stated that the pool cleaner brings her own supplies and we are not paying for them.
- Architectural Review Chair (Bob McKenzie)
 

Mac made a request that we approve his putting a flagpole on his property which was approved unanimously.
- Landscape Chair (Bob McKenzie)
 

It was also discussed that the back entrance was done and decorated for the season with some stone and flowers. (change from Architectural Review Chair))
- Yard of the Month Chair (George Wallace)
  1. George stated he will be announcing the Yard of the Month on April 30<sup>th</sup>.
  2. George requested check for \$37.10 for the sign to be replaced for the yard-of-the-month as well as \$25 for the YOTM Winn-Dixie gift card. (addition)
- Welcoming Chair (Jenilyn Troost)
  1. It was stated that there is \$200 budgeted for New Homeowner Welcoming so Jenilyn should forward any bills paid if any.
  2. It was discussed that it might be nice to have an "End of the Season" Pool Party/Pot Luck and Jenilyn and Janet will work on that. She will get together with Libby and Laura to see what was done in the past and plan the party.
  3. She has begun visiting residents to verify email addresses and owners and will update the list as she does so.

### Next Meeting

**Next meeting** – Tuesday, May 19, 2015 and the meeting will be held at the pool.

**Meeting was adjourned at 7:37 pm.**

