

September Meeting Minutes

Silver Oaks Phase II Homeowners Association

Board of Director's Meeting

Tuesday, September 15, 2015

Meeting Location: Pool

Board Members present:

President: Charles Charamut

Vice President: Dennis Simmons

Treasurer: Laura Brown

Secretary: Janet Troost

Board Member at Large: George Wallace

Board Member at Large:

Pool Committee Chair: Carly Maguadog (not present)

Welcoming Committee Chair: Jenilyn Troost (not present)

Architectural Review: Bob MacKenzie

Landscape Committee: Bob MacKenzie

Yard of the Month Committee Chair: George Wallace

Also present: Martin Rozens, Steve Butthuis, Sherry Festinger

Proceedings:

Meeting was called to order by President Charles Charamut at 6:40 PM.

Approval of minutes from 8/4/15 – Motion to approve by George Wallace, 2nd Laura Brown with the following changes (in red on notes) Adding name of Dawn Stewart to Committee Reports/Pool.

Treasurer Report

<u>Checking Account</u>	<u>Escrow Account</u>
Old Balance \$ 40677.40	Old Balance \$ 6278.61
New Balance \$ 35883.37	New Balance \$ 6278.61
Dues Paid (past month) \$	

Sherry Festinger stated she was "shocked" by how much we are paying for "accounting services" in the budget. She believes we should be paying less. She suggested we should look for a less expensive cost. Chuck Charamut stated we have attempted to obtain other less expensive bids from local providers but have not been successful. Sherry stated she will check around and see if she can find less expensive costs. It was also discussed that we will check into the cost of replacing/repairing the pool decking after the pool closes for the season.

Old Business

- Covenants/By-Laws - Special Meeting has been set up for September 29 @ 6pm @ Janet's house w/dinner to go over the bylaws-covenants. Then they will need to be approved by the membership and the State and County
- Community Picnic (November 7, 2015) at the pool. Discussion re: lack of interest but it was decided to go forward with the picnic and put out another Facebook message to obtain volunteers and interest.
- Yearly Calendar set up – Chuck requested anyone who has dates where HOA business needs to be done to please note it on the calendar which was distributed to all Board members and forward to Chuck
- Signs for pool parking – decision determine wording and purchase will be discussed at Special Meeting on 9/29

New Business

- Car alarms/gas and caps stolen update – Chuck Charamut mentioned his neighbor has his car gas cap stolen and gas stolen as well. The sheriff was called and there was discussion again regarding having a Neighborhood Watch. The Neighborhood Watch group will be having a meeting on October 13 @ 6 pm in the Library at Davidson Middle school with information as to how to start up our own Community Neighborhood Watch. Janet will email PJ Widener re: this as he has expressed interest in being involved and Janet will send out an email regarding this as well as sending out a Facebook message.
- Fall yard sale – Phase I determines the Spring Yard Sale date and Phase II determines the Fall Yard Sale Date. After discussion, a motion was made by Janet Troost to have it October 17 and motion was seconded by Laura Brown. MOTION CARRIED. Laura stated she will handle advertising for the yard sale in the newspapers and Craigslist.
- Lawn maintenance contract (per Mac) – We are going into the last year of a 3 year contract and when we are closer to the end of this contract we will be looking at possible asking for bids for the landscaping work for the Common areas.

- Yapping dogs – there has been some concern and complaints regarding dogs that are left out at night or have the ability to get into their yards at night and bark throughout the night. It was discussed that it is already covered in the Covenants that it is not acceptable. The homeowner has been notified and Chuck stated we will go through the legal process and send a registered letter to the homeowner if there is no change made.
- George Wallace requested that we purchase a set of 10 folding chairs for meetings at the pool. There was some discussion as to whether or not we needed another table also. George made a motion to purchase 10 chairs only. It was seconded by Laura. MOTION WAS PASSED. Chuck stated he will pick them up and they will be stored in a pool storage area.
- Dennis Simmons stated he will accept the position of Vice-President. The Board was very happy to hear of his decision and thanked him for taking the position.

Committee Reports

- Pool Chair (Carly Maguadog) – not present – The pool was closed again this season for someone “soiling” the pool water. It was discussed that we need to make it very clear in the Covenants that there will be ramifications for this happening as has previously been mentioned.
- Architectural Review Chair (Bob McKenzie) – nothing new per Bob
- Landscape Chair (Bob McKenzie) – Bob MacKenzie repaired the back entrance pillar lights as requested by PJ Widener.
- Yard of the Month Chair (George Wallace) – For August was the Doug Grozier Family on Havenmist.
- Welcoming Chair (Jenilyn Troost) – not present – Janet reported Jenilyn will be contacting the 3 new families in the community and is working on the Community Picnic.

Chuck thanked everyone for attending the meeting and the HOA Board members for all the work they do.

Next meeting – Tuesday, October 20, 2015 @ 6:30 pm and the meeting will be held at Davidson Middle School.

Meeting was adjourned at 7:18 pm.