

February 2016 Minutes

Silver Oaks Phase II Homeowners Association

Board of Director's Meeting

Tuesday, February 24, 2016

Meeting Location: 2628 Paddock Circle

Board Members:

President: Charles Charamut

Vice President: Dennis Simmons

Treasurer: Laura Brown

Secretary: Janet Troost

Board Member at Large: George Wallace

Board Member at Large: Rachel Catalano

Pool Committee Chair: OPEN POSITION

Welcoming Committee Chair: Jenilyn Troost

Architectural Review: Bob MacKenzie

Landscape Committee: Bob MacKenzie

Yard of the Month Committee Chair: George Wallace

Not present: Laura Brown, Jenilyn Troost, Rachel Catalano

Proceedings:

Meeting was called to order by President Charles Charamut at 6:34 PM.

Approval of minutes from 1/19/16 and 2/2/16 – Motion to approve by George Wallace / 2nd Dennis Simmons without changes.

Treasurer Report – Motion to accept by _____ 2nd _____

<u>Checking Account</u>	<u>Escrow Account</u>
Old Balance \$ 22938.74	Old Balance \$ 6279.39
New Balance \$	New Balance \$
Dues Paid (past month) \$ _____	

Old Business

- Accountant change – The account Phase I uses charges \$150/monthly but has no availability to work for us. Janet will check out other accountants.
- Dues letters - went out and should be received by homeowners by today.
- Trees/shrubs estimate on Havenmist pond area – Approved \$3000 (in addition to the \$11000 already budgeted) to trim trees and hedges around Havenmist pond area. Mac will still get an estimate but this was what was approved.
- Replacing Association street lights with CHELCO lights – Approved 7 lights for \$35 each/monthly – George was given authority to sign the contract for the HOA. George needs check for the deposit (2 months of charges)
- Pool grate – Approved \$200 in addition to the \$2000 budgeted for “Small Repairs” (Work was done 2/09/16)
- Estimate for pool deck - George has bid for \$39K (+) but will get 2 other bids as required.
- Pool cameras – Approved \$1500 for new cameras (need 2 bullet with 6 fisheye/infrared)
- Sidewalks – Approved \$2000 for repair of at least 3 and possibly 5-6 sidewalks – 1 at the pool must be done – plan is to cut out and remove all sidewalks to be repaired one day and pour concrete for all the next day.
- Pool bulletin board – Approved \$600 – Janet will get the info to Laura so we can purchase.
- Covenants, By-Laws, and Community Rules are complete and Nathan will look at them when Chuck is available.

New Business

- Newsletter approval - The Board approved the content of the newsletter which will go out monthly as per Janet
- Homeowner complaint about 2009 Appaloosa – shed – no fence – Dennis will go out and check to see what the problem is regarding the shed and will report back to us for resolution.
- New signs for the meetings – George will check on new signs to announce meetings.
- Meeting at the school – Chuck found out the school will charge us to have meetings at the school. Janet suggested perhaps the new church opposite the school might allow us to use a meeting room. Dennis said he knows someone there so he will ask them about it. Chuck will not be here for the next meeting so Dennis will run the meeting.

Committee Reports

- Pool Chair -OPEN POSITION -Janet will assume duties until a replacement is found. Kevin Troost will key the new cards and be available for the Pool Open House on March 12 from 11 am-2 pm. Pool opens for season March 18. It was also decided to put the bulletin board on the wall areas where protected by the overhang. We also need the "Rules" sign repainted. George will check with the individual doing the "meeting signs" for estimate. Dennis will install the "No Parking" signs at the pool – they will be attached to the trees in the parking lot as well as one facing the entrance and one at the back of the lot on poles.
- Architectural Review Chair (Bob McKenzie)
- Landscape Chair (Bob McKenzie)
- Yard of the Month Chair (George Wallace)
- Welcoming Chair (Jenilyn Troost)

Next meeting – Tuesday, March 15, 2016 @ 6:30 pm and the meeting will be held at Davidson Middle School

Meeting was adjourned at 7:35 pm.