

April 2016 Meeting Minutes

Silver Oaks Phase II Homeowners Association

Board of Director's Meeting

Tuesday, April 12, 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: ~~Ashley Schuster~~

Welcoming Committee Chair: Jenilyn Troost

Architectural Review: Bob MacKenzie

Landscape Committee: Bob MacKenzie

Yard of the Month Committee Chair: George Wallace

Not present: Rachel Catalano, Ashley Schuster

Meeting was called to order by President Charles Charamut at 6:35 PM.

Approval of minutes from 3/15/16 – Motion to approve by George W 2nd Robert MacKenzie without changes.

Treasurer Report – Motion to accept by _____ 2nd _____

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

President comments:

Chuck wanted to mention that all sidewalks have been completed and that Havenmist pond was done and looks beautiful. He is also happy with the Pool Message Board and the new signs at the pool.

Old Business

- Accountant change -Janet advised she has not had the time to check out accountants however, both George and Laura have suggestions for replacement for the accountant. We will re-do the list of items the accountant needs to do and George and Laura will give them the list and ask for a bid.
- Pool Deck Estimates – George has 3 estimates, Aqua Pool @ 39K, Brazilian Inc @ \$24K to 26K, and Delta Pavers @ \$24,900. George felt he liked Delta Pavers the best and he will contact them about possibly doing the deck repair after the pool closes for the season and we figure out financing.
- Pool cameras – discuss next meeting. Chuck did not have time to check out prices yet.
- Sidewalks report – Also 6120 Saddlehorse is requesting their sidewalk be repaired – All sidewalks have been inspected and repaired. The sidewalk on 6120 Appaloosa is a cosmetic issue, not a safety issue. Our budget only allows repair of hazardous sidewalks.
- 6009 Appaloosa – outcome of giving violation- they were given violation and stated they would take care of the fence.
- Covenants, By-Laws, and Community Rules are complete and Nathan will look at them when Chuck is available.
- Meetings at the church-Dennis and Laura spoke with them and they have no problem hosting us. They will let us know if there is any fee.
- New signs for the meetings – George has gotten them and Chuck is very happy with them.
- Pool grate- It was mentioned by the inspector that the pool grate needed to be replaced. We discussed that it has been replaced although George said if he wasn't there to see it being done, it would look like the old grate. Health inspector said we need to have a form 248 completed. George will call Mark Mitchell to have him fax a letter to the Health Inspector that this work was done.
- Chairs/Tables/Benches for pool area – Ashley and Jenilyn will work on finding these and then will get a check from Laura to cover the cost. Suggestions for vendors were Olde Tyme Pottery, WalMart, Target. We also need to get vinyl stackable chairs for our meetings.
- Chuck will speak with Tim re: Party budget.

New Business

- Pool issues – alcohol bottles reported in waste can at pool 2/2 or prior – Janet will send out a Facebook message reminding people that there is no alcohol or food and beverages permitted in the pool area.
- Bulletin Board – pool inspection will be put on board
- Discussion of when to work on budget and when to send dues letter out for 2017 – It was determined that the calendar will reflect that the dues letters will go out no later than February 1st with a due date of 30 days later.
- Chuck received a call from a homeowner who wanted to put a “road” in behind their home to access Lake Silver Rd directly. The Board discussed this. It was determined that we should allow them to go through the process to see if the County will allow it. Janet expressed concern that anyone backing up to a county road may want to put in their own access and it could become a problem, as well as in the future will those people with direct access to the county road try to get the County or Phase II to take care of the road. Chuck did not feel the County will allow it so it’s best to let them go through the process and then see where we are at with it.
- Chuck brought up his concern about certain Board Members not showing up for meetings. If a member does not show up for 3 consecutive meetings, he would like discussion regarding terminating them from the Board. If they have a reason why they cannot be there and let the Secretary or other Board Member know prior to the meeting, that is not counted. We have one Board Member who has not been to more than 3 meetings recently. Chuck asked that we terminate her from the Board. Janet suggested maybe we speak with her about it first but it was decided to automatically terminate. Janet will let the Board Member know.

Committee Reports

- Pool Chair – Ashley Schuster – no report
- Architectural Review Chair (Bob McKenzie) Nothing new
- Landscape Chair (Bob McKenzie) - Mac suggested we put into the budget annually or bi-annually an amount to cover tree trimming throughout Phase II – especially around Haven mist – and to put lime in the water in retention pond. Also Mac replaced lights at the back entrance. Chuck also mentioned he saw a very tall oak tree that was leaning from the common area on Paddock Circle over a resident’s property. Mac will get an estimate from Danny’s Tree Service for the retention pond as well as the oak tree in the common area
- Yard of the Month Chair (George Wallace) Winner Eric and Jane Lindenburg – 6325 Havenmist
- Welcoming Chair (Jenilyn Troost) – George reported new people in a home 2 doors down from him. Jenilyn still has 2 other relatively new people to also meet and greet.

Next meeting – Tuesday, May 17, 2016 @ 6:30 pm and the meeting will be held at the pool/inclement weather at 2628 Paddock Circle

Meeting was adjourned at 7:55 pm.