

May 2020 Meeting Minutes

Silver Oaks Phase II Homeowners Association

Board of Director's Meeting

Tuesday, May 19, 2020

Meeting Location: Pool

Board Members present:

President: Eileen Kurtz

Vice President: David Daniels (appointed 5/19/2020)

Treasurer: Mary Bergenstock

Secretary: Janet Troost

Board Member at Large 1: Chris Alvarado (appointed 5/19/2020)

Board Member at Large 2: Kyle Colvard

Board Member at Large 3/Architectural Review/Landscape Committee: Bob McKenzie

Board Member at Large 4/Pool Committee Chair: Cheri Dickson

Board Member at Large 5/Welcoming Committee Chair: Kim Johnson

Quorum (8) present

Community Members present: Amanda Alvarado, Chris Alvarado, Marty Rozens, Thomas Hawkins, Joe Santoro

Meeting called to order By President Kurtz @ 6:31 PM

Approval of minutes from 4/21/2020 Motion to approve minutes made by President Kurtz, 2nd Bob McKenzie. **8 Approved – No nays**

Treasurer Report

<u>Checking Account</u>	<u>Escrow Account</u>
Old Balance \$ per Mary \$ (Per last minutes \$)	Old Balance \$
New Balance \$	New Balance \$
Dues Received current – assessments remain unpaid (- 5/20)	Cap Exp \$

David Daniels had a question about how the electric bills are broken down by CHELCO. He had a concern re: a meter at the Havenmist Pond wherein there is no electric currently being used there to his knowledge. Mac indicated there was an electric conduit run under the road when work was done there and there is also lighting near the Pond. The electric bill is broken down 3 bills: pool, streetlights, back (Lake Silver) entrance.

Committee/Maintenance Reports

- Architectural Review/Landscape Chair - Bob McKenzie
Cheri/Dickson approval for a pergola
David/Rose Daniels approval for driveway work
Rozens/Troost approval for backyard landscaping
Mac made a motion proposing no fee charge for simple landscaping. Fee will still be in force for structure or structural changes. Mary Bergenstock 2nd. **8 Approved – no nays**
- Pool Chair – Cheri Dickson
Cheri reported that there have been no problems or issues since the pool was reopened. Eileen reported she had one complaint from a homeowner complaining about loud music and a vehicle. When she went to check, it was no longer there.
- Welcoming Chair – Kim Johnson
Kim reported she was able to connect with 2 of the 5 homeowners to welcome them and give them the info packet. She then saw one of them while she was out walking. She has 2 left to welcome and will take care of that as soon as she can. She reported no new residents in the past month.
- Maintenance – David Daniels
David reported the erosion on Havenmist Pond in April and is getting estimates to repair. He also repaired a line there. Potholes on Equestrian/Paddock were repaired by the county
He is still working on estimates for the accident where the fence was damaged near the Lake Silver entrance. Eileen reported she has been in touch with the insurance company of the driver and we should be getting some compensation from them as the adjuster was out to see the damage several weeks ago.
David reported he met with Westco re: the gates and he also mentioned additional pool cameras needed although he did readjust the cameras for better coverage.

Old Business

Eileen reported she has completed agreements on the following 3 agreements.

- Dawn Stewart Agreement – Pool bathroom cleaning
- Eaton Farms Agreement – Landscaping
- Phoenix Services Agreement – Pool cleaning/basic pool maintenance
- Maintenance Manager Agreement– David Daniels

Eileen reported she received legal guidance re: the agreement with Maintenance Manager and if approved by the board, it also needs to be presented to the full membership at the annual meeting for transparency as per FL 720. The agreement would see an invoice from David on the 1st with payment to him on the 15th of each month. One homeowner, Martin Rozens, stated he did not feel this was fair as bylaws state that no Director shall be paid for any work done for the HOA. Eileen said again that her legal guidance said it was permitted as long as the Board complies with FS 720 and FS 617, which was noted as being done. Janet requested that we get that in writing from the lawyer as Eileen indicated that is who gave her the guidance. Janet stated that our bylaws, according to Statute 720, take precedence over 720 and our bylaws state in Article IX; Section 4 “No director shall receive compensation for any service he may render to the Association.” Eileen responded that the bylaws also state the Board can hire a manager, independent contractor or other employee and prescribe their duties, along with guidance from FS 720 and FS 617 regarding how agreements are to be handled.

- Sidewalk Repairs - request by Saddlehorse (and flagged others) – Mac stated 5-6 sidewalks need attention/repair and he will be getting bids on this
- Annual Meeting date and planning - Eileen stated the Annual meeting will be August 18. She advised the lawyer’s office stated they can do notices for us, but she has a survey to complete by June 12 so that they can get mailed out by July 15 according to our Bylaws which require 30-day notice. There were some questions re: cost and what exactly they send out and how they get the information. Eileen said she will handle it. She also said we have board members to be voted in. It was also discussed we need to remind homeowners of the following:
- Front lights need to be on dusk to dawn, keeping lawns maintained and sidewalks/driveways cleaned were mentioned. Janet will post in newsletter. Also, Mac (re: ARC), Cheri (re: pool), and Eileen (message from President) will send her columns for the newsletter.

New Business

- Discussion/Appointment of Vice-President to the Board of Dave Daniels
After discussion where again Martin Rozens mentioned it seemed like a conflict of interest with the current by-laws for a Director to not only have a paid “agreement” with the board, but now is being voted in an executive position as Vice President. Martin Rozens asked for something in writing from the lawyer stating there is no conflict of interest. Eileen Kurtz made a motion to appoint David Daniels for Vice President. 2nd by Cheri Dickson. [It was approved with 5 yea, 2 nay, and 1 recusal \(Nay- Janet Troost and Kyle Colvard\) \(Recusal – David Daniels\)](#)
- Discussion/Appointment of the vacancy to the Board of David Daniels seat – Board Member-at-large (BMAL). Eileen indicated that Chris Alvarado would like to take that position. As there were no other’s indicating interest, Janet Troost made a motion to appoint Chris Alvarado to the vacated BMAL with 2nd by Eileen Kurtz. [8 Approved – no nays](#)
- Amber light at pool notifying closing time – David will investigate this as he saw inexpensive lights/buzzer that might work.
- Pool Cameras/ Pool Camera app – Eileen reported that Chuck told her it is easy to download the camera app to our phones. She will check on this
- Pool deck – repair vs replace – Mac is checking on repair cost or cost to use pavers, estimated at \$20-\$25k
- Exit strategy for pool – legal update, possible estimates to change exit – Eileen reached out to the lawyer and is awaiting an answer back
- Pothole/County situation – noted above – this has been completed by the county.
- Erosion issue at home on Appaloosa Way – concern from homeowner – Eileen tried to contact the owner of the home that is may be draining pool water onto a neighbor’s landscaping. She will keep trying.
- Fence Repair due to accident Lake Silver/Equestrian corner – estimates – insurance reimbursement – see above – David working on this. Awaiting estimates
- It was reported that there is tree waste near a home on Paddock Circle. Eileen has been working with the owner to get the debris removed. They are working with Waste Management for a price to remove.
- It was also reported that someone got a letter from the HOA regarding cutting trees down. Cheri/Eileen will check on this. To our knowledge, no one from the HOA sent anyone a letter requesting trees get cut down.

Next meeting – Tuesday, June 16, 2020 @ 6:30 pm and the meeting will be held at TBD

Adjournment – Janet Troost made a motion to adjourn at 8:03 PM, 2nd by Eileen Kurtz

Respectfully submitted,

Janet Troost, Secretary (Note from President: Secretary resigned June 11; minutes approved at June 16 Board meeting)

Please note: These are upcoming items and tentative discussion dates as per President

- Erosion at Havenmist Pond – estimates (July)
- Accident damage - Equestrian/Paddock (June)
- Written legal guidance re: Maintenance Manager Agreement (June)
- Pool Parking lot barriers (June)
- Sidewalk repairs (June)
- Finalize Annual meeting (June)
- Amber light at pool (June)
- Camera app for pool (June)
- Pool deck estimates -pavers vs repair (June)
- Exit strategy – awaiting legal guidance (June)
- Erosion on Appaloosa, tree waste on Paddock, and HOA letter re: trees (?) will be updated by Eileen. (June)
- Havenmist Pond funds (July)
- Metal roofs (July)
- Shed door replacement (July)
- Solar panels (July)
- Pool Parking lot repair (Sept/Oct – awaiting estimates)
- 2021 Budget (Sept/Oct)
- Covenants update (Sept/Oct)
- Escrow/Capital expenditures account (Sept/Oct)
- Grievance Committee (Sept/Oct)