

SILVER OAKS PHASE II HOA
ANNUAL BOD MEETING/October 2022 meeting
TUESDAY, OCTOBER 18, 2022

Meeting called to order at 6:32 by President Chris Alvarado

In attendance:

President Chris Alvarado

Vice President Chuck Charamut (Via Phone)

Cheri Dickson

Bill Odler

Robert McKenzie

Martin Rozens

Officer not in attendance- Treasurer Chad Green resigned.

Homeowners in attendance:

Ilana Boren

Scott Runkle

Total in attendance via proxy and in person= 25

Total required for a quorum = 36

A quorum was NOT established per the By-Laws requiring 30% of homeowners needed to constitute a quorum.

All necessary documents required to be displayed at the Annual meeting were available for review and inspection.

Chris and the rest of the Board thanked the two homeowners that did attend the meeting.

The 2021 Annual Meeting minutes were approved.

The September 2022 board meeting minutes were approved Cherie Dickson and Mac McKenzie.

Reports of Officers:

Treasure's report was an overview due the position being open. The Treasurer's Report was reviewed by President Chris Alvarado. A copy of the report was available to all in attendance.

Homeowner Scott Runkle stated that his spouse would be interested in the position and he would pursue it with her.

There was no motion to vote on new Board officers, since there was not a quorum. All current officers are retained.

Reports of Committees:

Pool - Cheri Dickson reported that Bella Pools was the most cost-effective pool service provider available. A vote to retain them was approved by all.

Photocel for the pool lights- Changing the photocell had no effect on the performance of the lights. It appears to be hardwired. Cheri is in the process of getting an electrician to evaluate the issue.

The new filter baskets are installed.

Scott Runkle volunteered to help replace bulbs in the pool parking lot lights.

The gate at the pool parking lot is still not operating predictably. This will be looked into.

New Business:

The Handicapped spaces in pool parking lot need pressure washing and repainting.

There is a sizeable hole (shovel depth) in the ground near the photocell. It's origin is unknown. Chris will be looking into it and probably filling it.

ARC- 6000 Appaloosa way submitted a request for approval of solar panels that will be on the side of the house, not facing the street. No objections were raised.

Landscaping- Eaton Farms has not submitted a contract renewal yet.

Budget-

President Chris Alvarado presented two budget proposals.

One was based on current HOA dues at \$350.00 per year. The New proposal was based on a 5% dues increase to \$367.00 per year. HOA dues are allowed to be increased by 5% when a quorum is not established. The motion to increase dues to \$367.00 was proposed by Chris. Bill Odler seconded. All agreed.

Adjourned at 7:24