

SILVER OAKS PHASE II HOA  
ANNUAL BOD MEETING  
TUESDAY, SEPTEMBER 19th, 2023

In attendance:

Meeting called to order by Vice President Chuck Charamut at 6:39

In attendance: Vice President Chuck Charamut, President Chris Alvarado (via phone) Chris Catalano, Margaret Wagland, Cindy Runka, Ilana and Jeffrey Bohren, Cheri Dickson, Robert McKenzie, Linn Luckert, Marty Rozens, Derek Smith, Bill and Erin Odler

After a count of the proxies, it was determined that an insufficient number (16) had been returned. A quorum was not established.

Approval of July 2023 minutes was proposed by Chuck. Seconded by Bill Odler

Committee Reports:

Pool-

The current pool tech is discontinuing commercial accounts. Chris Catalano has agreed to assume the responsibility. Details are to be finalized. A state certification is required. He has prior experience in pool maintenance.

Two lights are out under the pagoda on the left side as seen from the Saratoga gate.

Landscape/ARC-

No new requests.

A question was brought up about the use of Limewash for home exteriors. It will be handled on a case-by-case basis.

Budget-

All homeowners are current on dues.

The Proposed 2024 Budget was presented to all attendees.

Appointment of officers-

No election was possible due to the absence of a quorum.

Treasurer- Chuck nominated Rachel Catalano. Marty Rozens seconded. All board members agreed.

At large board member Marty Rozens came up for renewal of his term. Chuck Charamut recommended renewal, Bill Odler 2<sup>nd</sup>. All board members agreed.

## New Business-

The possibility of using electronic proxies for next year's annual meeting was brought up. It might encourage enough homeowner participation to engage in HOA business that requires balloting.

At least two homeowners have reported that Cox has put splitters on their cable boxes near the street. This splits the bandwidth between 2 houses and leads to poor performance. On a related note, Live Oak Fiber is at least 6 months away from offering service to the North end of Crestview.

Some yards are not being maintained for curb appeal. Many sidewalks are overgrown with grass. The Presidents letter addressed this issue.

Havenmist street parking was addressed in the President's letter. It is a county enforcement issue.

Sidewalks- Homeowners are encouraged to report problems to the HOA to review the issue. Technically, the sidewalks belong to each homeowner. A homeowner stated that in the early 2000s, it was supposed to have been fixed. Any statute of limitations has likely long passed.

The Havenmist pond is clear again after much mud runoff from the new DR Horton development.

Yard post lights in the development are aging. Many need replacing. As long as they are "like for like", they should be approved. Also, many of the newer ones are more durable and energy efficient.

Storm drains are covered by pine straw. Legally, it is a county responsibility.

Homeowners are encouraged to solicit active participation in HOA meetings and activities as Board Member shave been doing for some time.

A New Buyer fee was suggested as a way to raise revenue. It is likely a Pre HOA issue that was in effect under the original builder/developer before the HOA came into existence. It's legality needs to be explored if this is to be pursued.

Next meeting is October 17<sup>th</sup>, 6:30 PM