

SILVER OAKS PHASE II HOA
BOD MEETING
TUESDAY, NOVEMBER 28, 2023

Meeting called to order by President Chris Alvarado at 6:34 PM

In attendance: President Chris Alvarado, Treasurer Rachel Catalano (via phone), Chris Catalano, Vice President Chuck Charamut, Cheri Dickson, Linn Lukert, Secretary Bill Odler, Christine Davis, Shea Belflower, Mike Taylor, Eric Rosnick, Patricia Morgan, Dawn Hart, Margaret Wakelapel, Derek Smith, Erin Odler

Approval of October 2023 minutes was proposed by President Chris Alvarado and seconded by Chuck Charamut

Chuch Charamut presented a brief HOA history to the residents in attendance. It consisted of an overview of the status of the HOA and the efforts to keep costs low for residents.

Committee Reports:

Treasurer -

Blue Host was paid for website maintenance.

Eaton Farms is the current Lawn maintenance contractor.

One homeowner overpaid the HOA dues for 2024. He will be refunded the overpayment.

Landscape/ACR-

No new submissions.

Pool -

The swimming pool officially closed October 29th. Approximately half of the keys have been returned.

Old business:

The swimming pool officially closed October 29th.

Chris Catalano is taking the certification course to take over as the pool technician starting in January. This will save the HOA funds.

Five lights in the pool enclosure require repair. Chris Catalano is performing the repairs. Wiring is going to be relaced in some of them.

History:

The cost for the Property and Liability insurance has approximately doubled.

This will result in a shortfall that requires a \$35.00 special assessment for each home.

In addition, annual dues must be increased to \$400.00 to meet the new cost of insurance and property maintenance. A new voting package with a letter of explanation and proxy for a vote on this issue was mailed to the homeowners. Per the Covenants, 2/3 of homeowners must agree to the increase for the measure to pass. There were only 16 responses.

HOA Dues issue:

A quorum was not established for the vote to raise HOA annual dues. Only 16 responses were received. The proposed dues increase to \$400.00 was not passed. Per the Bylaws, the most that dues can be increased is 5%. That measure was approved unanimously by the board. The new HOA dues starting in 2024 are \$385.00 per year. A special assessment of \$35.00 is necessary to meet the insurance increase for Phase II.

OPEN FORUM

Eric Rosnick asked about liens. His assertion is that liens are not being assessed. There are no current liens noted.

Mr Rosnick also asked why the county isn't maintaining the Havenmist pond. The county won't take it over because the builder of the Phase II development told the county that it was a recreational pond. This relieved the county of the responsibility.

Mr Rosnick requested to see the agreement for lawn maintenance. He cited cost concerns, but was not more specific.

The county is responsible for maintaining the storm drains in the streets. This includes the concrete framing around the drain grates.

Sidewalks are the homeowner's responsibility. Historically, the HOA has fixed the sidewalks. Homeowners are encouraged to report damaged sidewalks to the HOA.

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Another resident brought up the issue of cars speeding through both Phases 1 and 2. Some of them are non-residents cutting through our developments to get to neighborhoods off of Lake Silver road from Old Bethel and vice versa.

Next meeting was scheduled for January 16, 2024.

Adjourned at 7:25