

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I
BOARD OF DIRECTORS MEETING
Thursday December 08, 2022 6:30pm
CROSSPOINT CHURCH
APPROVED

I. Call to order: Cassie Segreti, President called the meeting to order at 6:32 pm.

II. Roll Call: Board members present: Cassie Segreti, President; vacant, Vice President; Connie O'Neill, Treasurer; Ann Drakes, Secretary; Cassie Segreti, Architectural Committee; Barbara Cole, Terry Frame. Homeowners: Stewart & Anna Addington, Doug & Brenda Harris, Lauren McClanahan, Travis Pelletier, Brian & Tasha Threadgold, Gary & Marion Brett, Karen Figueroa

III. Reading and Approval of minutes for previous month Board Meeting: October minutes were reviewed with HOA members, due to no November Meeting. Connie made a motion to approve the minutes as presented. Barbara seconded the motion. Motion passed.

IV. Committee Reports:

Financial Report:

- Connie read over the financial report.
- There is \$4,551.59 in checking & \$20,033.58 in savings
- Accounting was done and annual landscape as well as legal fees.
- Proposed budget for 2023 is \$ 25,008.55

Sidewalk repair is factored into the proposed budget

- 2023 HOA dues are \$192.00. Dues were raised by 5%, which is the allowable amount per CC&R. Letters will be mailed out to homeowners January 1.

Payments by Zelle will be made available for homeowners

Also will have a new system for credit/debit payment. This service is a \$10.00 fee per month for the HOA, as well as a 3.9% service charge. Will have this system open from January to April.

Ann made a motion to approve the Financial Report as presented. Barb seconded the motion. Motion passed

Architectural Committee:

-Application submitted for a home to be built on two combined lots. Working with the Bonezzi group to get a letter for HOA to approve housing plans. This was discussed with the homeowners who were present at the meeting.

Compliance Committee:

- There were no letters sent out this month to homeowners.
- Have a question for the attorney regarding parking on grass by sidewalks. Can this be regulated by HOA or does the county control these areas?

V. Old Business:

A. Sidewalk Repair

a. Barb made a motion to approve Maxwell Lyons for sidewalk repair. Connie seconded the motion. Motion approved. Repair quote cost \$2800.00, Barb will contact the company to set up the repair.

B. Tree Removal

a. Connie made a motion to put the tree removal on hold for the time being. Ann seconded the motion. Motion approved.

VI. New Business:

-Legal proceedings took place and HOA fees were allocated for this. This was discussed with homeowners present as a notice of funds that were used to cover this action.

--Compliance letter to be redone without board member names.

VII. Open Forum:

- Cassie Segreti stepping down as board president.
- Ann stepping down as board secretary January 2023

Election of Officers:

- **Lauren McClanahan as HOA board president**
- **Vice President- vacant**
- **Connie O' Neill as Treasurer**
- **Tasha Threadgold as HOA secretary**
- **Karen Figueroa as board member**
- **Terry Frame as board member**
- **Brian Threadgold ARC committee**
- **Cassie Segreti ARC/Compliance committee**

Connie made a motion for election of officers, Cassie seconded. Motion approved unanimously.

VIII. Next Board Meeting: Thursday 12 January, 2023, Cross Point Church 6:30 pm.

IX. Adjournment:

Barb made a motion to adjourn the meeting at 8:02 pm.

Ann seconded the Motion.

Motion passed.

Minutes approved: Connie made a motion to approve the minutes as presented, Lauren seconded the motion. Motion passed.