

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I

BOARD OF DIRECTORS MEETING

Thursday, February 09, 2023

CROSSPOINT CHURCH

APPROVED

- I. **Call to order:** Brian Threadgold, Vice-President, called the meeting to order at 6:31 pm.
- II. **Roll Call: Board members present:** Lauren McClanahan, President, Brian Threadgold, Vice-President, Tasha L. Threadgold, Secretary, Connie O'Neill, Treasurer, Barbara Cole, Terry Frame, Karen Figueroa.

Homeowners present: Rebecca Fleischer, Ragan and Sondra Padalecki, Tiffany Williams, Marian Curtis, and Bob Webster.
- III. **Reading and Approval of minutes for previous month Board Meeting:** January minutes were reviewed with HOA members. Connie O'Neill made a motion to approve the minutes as presented. Brian Threadgold seconded the motion. Motion passed.
- IV. **Committee Reports:**
 - a. **Financial Report:**
 - i. Connie read over the financial report.
 1. 38 Homeowners have not yet paid dues. Reminder letters were mailed that morning.
 2. Monthly shed has increased to \$93.07 a month from \$83.49.
 3. Post Office Box has increased to \$194 per year up from \$182.
 4. The bond policy is \$208.
 5. Sod cost is \$350.
 6. Monthly Legal Information costs \$201.
 7. Barb Cole made a motion to approve the Financial Report as presented. Lauren McClanahan seconded. Motion passed.
 - b. **Architectural Committee**
 - i. No applications at this time.
 - c. **Compliance Committee**
 - i. Nil to report.
- V. **Old Business**
 - A. Pending violations from January meeting were discussed.
 - B. Letter to empty lot owners regarding trimming of right of way to include quote. Action by Vice-President
 - C. Quote for sanding uneven sidewalks was tabled.
 - D. Approved the quote for fixing the six sections of Saratoga to help alleviate the runoff on Hunting Meadows Drive. Barb Cole made the motion to approve this. Brian Threadgold seconded. Motion passed.

- E. Approved the motion to add more sod and soil to the new sidewalks on Hunting Meadow once sidewalks on Saratoga Drive are finished. Money will come from savings. Brian Threadgold made a motion. Lauren McClanahan seconded. Motion passes.
- F. Pending-discuss attorney's opinions on:
 - Does the board have the authority to restrict homeowners from parking on the right-of-way (grass) between the street and sidewalk?
- G. HOA board members have ninety days to follow up with FI Statue requirements for HOA board members.

VI. New Business

- a. Board voted on violation photos. Ten violation photos, eight letters to be sent.

VII. Open Forum

- a. A homeowner asked about the cost of a shed and putting it by the retention pond. Also discussed the option of purchasing a vacant lot and constructing a shed there. Questions were asked about property tax, insurance, and taxes on the lots. Board to investigate.
- b. A homeowner's neighbor wants to remove a fence and replace with a higher one. Discussed that the homeowner needs to get approval from the architectural committee.
- c. A homeowner asked why there is a \$50 charge for architectural improvements. The charge is discretionary based on the committee needing to consult outside agencies.
- d. A homeowner asked about improvements to their home and how to go about contacting architectural committee. Contacts were given to the homeowner.
- e. A homeowner asked that the sign about the monthly meeting be put up on the Friday morning before the meeting. This will be done.
- f. A homeowner asked if the agenda could be put on Silver Oaks Facebook group. The Phase I HOA has no affiliation with the Facebook group however, every effort will be made to ensure a copy will be provided and uploaded to the official Silver Oaks Phase I website.
- g. A homeowner questioned the threshold on exposed trashcans. Phase I CCRs are clear on requirements (not visible from adjacent lots or common areas).

VIII. Next Board Meeting: Thursday, 9 March 2023 at Crosspoint Church at 6:30 pm

IX. Adjournment

Lauren McClanahan made the motion to adjourn. It was seconded by Brian Threadgold. Motion passed.

Minutes approved (at 09 March 2023 HOA Meeting): Lauren made a motion to approve the minutes as presented, Barbara seconded the motion. Motion passed.