

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I

BOARD OF DIRECTORS MEETING

Thursday, March 9, 2023

CROSSPOINT CHURCH

APPROVED

- I. **Call to order:** Lauren McClanahan, President, called the meeting to order at 6:30 pm.
- II. **Roll Call:**
 - a. **Board members present:** Lauren McClanahan, President, Brian Threadgold, Vice-President, Tasha L. Threadgold, Secretary, Barbara Cole, Terry Frame
 - b. **Apologies:** Connie O'Neill, Treasurer

Homeowners present: Brooke Adam, Sondra Padalecki, Anna Addington, Marion Brett, Adam Brett.
- III. **Reading and Approval of minutes for February Board Meeting:** February minutes were reviewed with HOA members. Lauren made a motion to approve the minutes as presented with a correction for number of letters sent. Barbara seconded the motion. Motion passed.
- IV. **Committee Reports:**
 - a. **Financial Report:**

Treasurer unavailable to present the monthly report, and it was not able to be completed by the book-keeper due to a bank deposit delay. The report for Feb-Mar will be reviewed at the next meeting in April.
 - b. **Architectural Committee**

One new house construction was approved for compliance with CCRs.

One new house construction is pending approval for compliance with CCRs.
 - c. **Compliance Committee**

Nil to report.
- V. **Old Business**
 - A. Three pending violations from February meeting were discussed and decided.
 - a. Two to receive violation letters
 - b. One NFA as the issue is resolved

B. Letter to empty lot owners regarding trimming of right of way to include quote. Action by Vice-President

C. Pending-discuss attorney's opinion on:

Does the board have the authority to restrict homeowners from parking on the right-of-way (grass) between the street and sidewalk?

This action had been pending for several months so it could be combined in one visit (and one fee) to the attorney. The Board voted to proceed with this action without further delay. Moved by Barbara to proceed. Lauren seconded the motion. Motion carried.

D. HOA board members have ninety days to follow up with FI Statute requirements for HOA board members (letter of declaration to Secretary within 90 days of appointment). Action: Vice President to send a draft letter for signature to all Board members.

VI. New Business

a. The Board voted on three new violation photos. Action: Secretary to send three inquiry letters.

b. Barbara presented receipts for stationery and postage covering two months. Brian moved Barbara to be reimbursed. Tasha seconded the motion. Motion carried.

VII. Open Forum

a. A homeowner wanted us to be aware that they are having two major leaks fixed in their pool and will be losing water. Repairs will be made within a week to ten days.

b. A homeowner asked about submitting a proposal to architectural committee about a pool enclosure.

c. Our annual garage sale will be April 22, 2023. Signs will advertise this event by the entrance.

d. A homeowner expressed concern about two fences being held up next to each other, her guest's vehicle being questioned, and a member of the compliance committee.

e. A homeowner wants to know what to do about her neighbor's fence which is falling down and said neighbor doesn't want to fix it. Homeowner is concerned because of pets. This is a civil matter and must be taken up with the county.

VIII. Next Board Meeting: Thursday, 13 April 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.