

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I

BOARD OF DIRECTORS MEETING

Thursday, April 13, 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, and Cassie Segreti

Homeowners present: Albert and Sondra Padalecki, Keith Boudreau

- III. **Reading and Approval of minutes for previous month Board Meeting:** March minutes were reviewed with HOA members. Lauren McClanahan made a motion to approve the minutes as presented. Barb Cole seconded the motion. Motion passed.

- IV. **Committee Reports:**
 - a. **Financial Report:**
 - i. Connie read over the financial report.
 1. 8 Homeowners have not yet paid dues. Two have paid dues, but liens due to fines are outstanding.
 2. Lauren McClanahan made a motion to approve the Financial Report as presented. Brian Threadgold seconded. Motion passed.
 - b. **Architectural Committee**
 - i. No applications at this time.
 - ii. Home plans have been approved for two vacant lots-one on Sorrel Ridge and one on Saratoga.
 - iii. Sorrel Ridge has had survey only.
 - c. **Compliance Committee**
 - i. Nil to report.

- V. **Old Business**
 - A. Pending violations from March meeting were discussed. One violation letter was sent. Two inquiry letters were sent. We had one response from an inquiry letter.
 - B. Draft letter was sent to 12 empty lot owners about cutting and edging the right of way along the street in front of their lots. Letters were sent April 1, 2023.
 - C. Still waiting on response from the lawyers about whether the board has the authority to restrict homeowners from parking on the right-of-way (grass) the street and sidewalk. It has been two weeks.

- D. HOA board members have ninety days to follow up with FI Statue requirements for HOA board members. We are still waiting on a letter from Lauren McClanahan.

VI. New Business

- A. No new photo/violation letters to be sent. Follow up with response from inquiry letter.
- B. Fence permit-refined side vs. other. It will be amended in the architectural packets that fence side approval is now required.
- C. Compliant forms will be listed as the Lot # so that they are easier to identify.
- D. Mailbox reminder Letters-Nine letters were sent in February, four have complied. We are waiting on the other five homeowners. It was decided that a letter would be sent to those five.

VII. Open Forum

- a. A homeowner asked about how long he had to build his storage shed. It was explained that this is part of the package and if he should need longer, he just needs to contact the arch committee.
- b. Records from October 2021-April 2022 are missing from a former president. The secretary will write a letter to this individual asking for the records.
- c. A homeowner asked about the street lighting. This is taken care of by Chelco. Once a light burns out, it is replaced with an LED light bulb.
- d. A homeowner asked about the sprinkler system in the front of the neighborhood. It was damaged when the sidewalks were put in in the fall. We are still waiting for a quote for the damage.
- e. A homeowner asked about connecting the sidewalks along Old Bethel Road to our entrance into the neighborhood. As these lots are owned by another individual, we have no authority to connect it.
- f. Cassie reported that the RV which neighbors have been questioning will be moved within the next week. She reached out to the homeowner.
- g. Lauren reported that Board Member Karen Figeroua has resigned from the board.
- h. Lauren also is looking into hiring a management company for the HOA. This might increase the yearly dues per lot. In accordance with CCRs, fees are not currently allowed to increase more than 5% per year.
- i. The community garage sale is on Saturday, April 22, 2023. Cassie will get signs up at the entrances and at the end of Old Bethel Road.

VIII. Next Board Meeting: Thursday, May 11, 2023 at Crosspoint Church at 6:30 pm

IX. Adjournment

Lauren McClanahan made the motion to adjourn. It was seconded by Connie O'Neill. Motion passed. Meeting was adjourned at 7:23 pm.

Minutes approved 11 May 2023