

# SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I

## BOARD OF DIRECTORS MEETING

19 Feb 2026

### Task Force Pizza

### Approved

**I. Call to order:** Cassie Segreti, call the meeting to order 631pm.

**II. Roll Call:** Board members present: President Vacant; Vice President Tyler James; Treasurer Kim James; Secretary Cassie Segreti; Architectural Committee: Jason Ward, John Steadman (via video call)  
Board Members: Jason Ward, Amanda Peerboom, Phillip Peerboom

**III. Reading and Approval of minutes for previous Board Meeting:** Cassie Segreti presented the minutes of the Board meeting for 15 & 29 Jan 2026. Kim made motion. Tyler James seconded. Approved. Will be added to website.

#### **IV. Committee Reports:**

Financial Report: Kim Davis read financial report/findings, all in attachment. The HOA has approximately \$18,665.339 in the checking account and approximately \$8,191.38 in the savings account.

Cassie Segreti made a motion to approve the Financial Report as presented. Tyler James seconded the motion. Motion passed.

Architecture/Landscape: Go over process and confirm all committee members. Sondra Padalecki, Jason Ward, John Steadman. Will go over process with them.

**V. Architectural Committee:** No packages for review. Following up with 3 new builds that are missing light poles. Voted to send certified letter to the 4 homes, informing them of the CCRs and a light pole that needs to be installed.

#### **V. Old Business:**

A. Lawn Maintenance – Front Entrance – Bids received. Voted on Matt Lawn Care. Phillip will contact them and get a start date. Tyler James motion. Jason Ward seconded.

B. Road signs at Old Bethel/Hunting Meadows to be replaced. We still looking for company to make signs.

C. Please use the light poles on each lot during dark hours around neighborhood.

## **VI. New Business:**

- A. Chelco lights: Request 2 be replaced (Hunting Meadow/Saratoga; Sorrel Ridge /Saratoga), 1 be removed, it's located right at driveway of new home (Saratoga Dr).
- B. Board voted to remove the Chelco light from around the neighborhood. First as the homeowners that have the lights on their lot/right of way, if they want to keep it and it would be added to their account.
- C. New President steps up, Cassie Segreti/New Secretary Phillip Peerboom
- D. Homeowner request fence replacement due to damage from maintenance company from July 2025, review & vote on. Board reviewed photos and voted that the damage was not caused from outside rear of fence where previous board had maintenance company cut in 2025.
- E. Insurance- New Quotes. Voted to move forward with the 2 companies that will insure us. 1 for general liability about \$17,000, 1 For board of directors about \$3,000. Tyler James Motion to approve. Phillip Peerboom seconded.
- F. Financials from 2024 & 2025 accomplished by Treasurer. Reviewed by board. Voted to add to HOA records, due to them not being provided from previous board.
- G. We have added Zoom as an option to attend monthly meetings. Please check the Facebook page or contact a board member for info.  
<https://www.facebook.com/groups/1154887063418724>
- H. Will send certified letter to 4 homes within community missing light poles. All are new build built in the last few years.

## **VII. Open Forum:**

- Homeowner, Susan H, can get us the Senior Center for \$8/hour. Voted to move meetings back to Senior Center starting Mar 2026.

**VIII. Next Board Meeting:** 19 Mar 2026 @ Crestview Senior Center @ 6:30 pm.

**IX. Adjournment:** Cassie Segreti made a motion to adjourn the meeting at 7:42pm. Kim Davis seconded the motion. Motion passed.