

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I

BOARD OF DIRECTORS MEETING

7/16/2026

Zoom Meeting

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

II. Roll Call: Board members present: President Cassie Segreti, Vice President Tyler James, Treasurer Kim Davis, Secretary Phillip Peerboom, Jason Ward, Architectural committee: John Steadman

III. Reading and Approval of minutes for the June, 2026 Board Meeting: Kim read the minutes of the Board meeting for June, 2026. Kim made a motion to approve the minutes of the June, 2026 Board meeting as presented. Jason seconded the motion. Motion passed.

IV. Committee Reports:

A. Financial Report: Kim stated that the HOA has approximately \$22,982.27 in the checking account and approximately \$3,195.31 in the money market.

- Chelco electric bill is \$50 a month.
- Budget for sidewalk repair was discussed

We still have 5 homeowners that have not yet paid their 2026 annual HOA dues, and there are 3 homeowners that have not paid their 2025 annual HOA dues. There is 1 homeowner that has not paid annual HOA dues for 2024. Letters have been sent. One "intend to lien" notices were sent and 2 more to be sent out, tomorrow.

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

B. Architectural Committee: John discussed Cassie's packet for detached garage, and needed more time to review precedent and covenants.

Old Business:

- A. There were 2 lights removed on hunting meadows.
- B. The new street sign company was contacted multiple times and no return phone call.

VI. New Business:

- A. Tree trimming responsibility was discussed overhanging sidewalk and streets.
- B. How to enforce lawn maintenance on homeowners, 2 months total and HOA will hire and bill you for service, next meeting will be voted on.
- C. Everything being done on property needs to have architectural request filing. If it's behind a fence, it needs to be filed but doesn't need committee approval. Examples in ground pool, and car ports. Application fee does apply of \$50.
- D. Flag display in entrance discussed, Secretary volunteered.
 - a. Flag pole unable to be lowered to half staff

VII. Open Forum:

VIII. Next Board Meeting: August 20th, 2026 on zoom meeting at 6:30 pm.

IX. Adjournment: Cassie made a motion to adjourn the meeting at 7:05pm.
Kim seconded the motion. Motion passed.
