

Silver Oaks Homeowner's Association – Phase 1

Board Meeting

12th April 2005

Location:

Davidson Middle School

In Attendance:

Kim Bowman	682-7252	phil-dirt@cox.net
Thomas Calhoun	423-0178	tcalhoun@woodlawnbaptist.com
Barbara Cole	682-5283	franzcole@cox.net
Darren Etheridge	423-0830	detheridge@clerkofcourts.cc
Jack Hughes	423-0877	jackh707@aol.com
Ed Santos	682-2911	hmd5859@cox.net
Margo Vickery	423-0996	mwickery1@cox.net
Johnny Williams	689-4495	johnny.williams@cox.net
Mike Zoltec	689-8598	mzoltek@nobles.com

Ed called the meeting to order at 6:38p.m.

Minutes

Treasurer's Report:

- Treasurer's Report:

Operating Account	\$11,368.31
Money Market	<u>22,000.00</u>
Total Checking/Savings	<u>\$33,368.31</u>

- As of April 12, 2005, 48 homeowners have paid their dues. The Post Office had a problem with transposing our box number. The supervisor tells us they are very sorry and will try to keep it from happening again
- Thomas will take over Kim's position as Treasurer temporarily. The bank signature cards will be changed to reflect this.
- While we were covering for Kim some of the accounting procedures in place with the accountant were called into question. Thomas and Kim will get together and come back to the Board with suggestions on how to change those procedures to benefit the Board and the accountant.

Old Business:

Ed covered the following items of old business:

- Lighting for front entrance was discussed again. “Love It Lighting” will provide the hardware and Casey Electric will install. We are awaiting a quote from Casey on installation. A motion was made by Thomas and seconded by Johnny to go ahead and purchase the hardware from “Love It Lighting” at a cost of \$1, 667.60 and put aside approximately \$1,000.00 to install, at a total estimate of \$2,667.60. Motion carried.
- Barb sent another letter to owner of undeveloped lot 38 on Saratoga asking that the cinder blocks be removed. Board will remove cinder blocks. Johnny to arrange.
- Phase 2 Board has yet to decide on swimming pool dues for phase 1. Thomas said that according to what was originally set up Phase 2 could legally charge us up to one-half of their association dues to use the swimming pool. That would be \$175.50. Johnny Williams will keep us informed.
- Margo and Barbara brought a new proposal to the Board on redoing the front bed after seeking advice from a professional landscaper. The cost to clean out the bed, rework the soil, and replace with low maintenance shrubs and plants to blend in with the rest of the landscaping is \$925.00. We still need a quote from our landscaper (K& R Cuts) on the labor involved to plant said shrubs and plants. It will cut down on the annual flowers we plant, yet still keep it looking nice all year round. Barb made motion and Margo seconded to go ahead with this. Motion carried. Ed said to go ahead ASAP with cleaning out the bed and reworking the soil. We shall decide when we get the labor quote whether the landscaper will get this job or the Board will go ahead and plant.

New Business:

- Mr. Dale Rice asked for the opportunity to address the Board and the ARB concerning a variance needed to build the house he has plans for on lot 4b on Buckskin Court. His plan does not meet the 35ft. setback required in the front. His front runs the gamut from 27 and a half-foot to 22 and a half-foot. He has an odd shaped lot and his front is centered on the arch of the cul de sac. After much discussion, a motion was made by Darren and seconded by Jack to grant Mr. Rice a building variance to build within 22’ 5” of the front lot line on the cul de sac providing Mr. Rice grants a 10” landscape easement adjacent to Old Bethel Road for the benefit of the homeowner’s association. Mr. Rice was present and agreed to the granting of the 10ft easement. Motion carried. ARB to follow up with letter.
- Whitworth informed us by letter that they have a permit for the new house being built next to their model home on Hunting Meadows. The Board needs to know if that permit was issued before December 1, 2001. If it was the permit is now null and void. Johnny will research this.

Meeting adjourned 8:00p.m. Next meeting Tuesday 10th May at 6:30p.m.