

Silver Oaks Homeowner's Association – Phase 1

Board Meeting

14th June, 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	m Vickery1@cox.net
Johnny Williams	689-4495	johnny.williams@cox.net

Absent

Mike Zoltec	689-8598	mzoltek@anobles.com
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Ed called the meeting to order at 6:38p.m.

Welcome:

Ed welcomed everybody to the meeting.

1. He then outlined how these meetings will play out in the future:
 - Minutes from last meeting will be read.
 - Treasurer's report will be read.
 - ARC Issues
 - Old Business
 - New Business
 - Open floor for discussion from community.

2. Ed then outlined the rules of order for board members and community:

- No board member will speak out of turn, or attack anyone.
- Each board member will have an opportunity to speak or ask question.
- Community will direct all questions to the president of the board.
- Each “speaker” will have three minutes to state case or ask question.

Minutes:

10th May 2005 minutes approved as read with two minor corrections:

- Pool dues for Phase 2 pool are \$99 not \$100.
- Date of next meeting should have been 14th June, 2005

Treasurer’s Report:

1. Approved as read. See attachment 1
2. Reminder letter needs to go out to 27 homeowners who have not paid 2005 dues. Ed will write letter and accountant will send out.
3. Thomas will ask the accountant for a half-yearly report. Bearing in mind that we voted at the annual meeting to change to the fiscal year end, which is 30th September.

ARC Issues:

1. Barb asked that letters (from our 2004 Annual Meeting) she had found in the storage shed, written by homeowners (dated November 2004), be read into the meeting minutes. It was decided to table this to the next meeting until the current president could take a look at them. It was the

feeling of the board that many of these issues most probably have been resolved.

2. Barb also mentioned she had letters signed by Mike before Hurricane Ivan in regards to edging yards/driveways, etc., and a request for an in ground basketball hoop that she was not sure how to treat.

Old Business:

Ed covered the following items of old business:

- Lighting fixtures for front entrance have been ordered. An electrical contractor has been contacted. We expect them to be in place before 1st July. The light poles have flag holders on them on which we plan to hang seasonal flags.
- Landscaping at front entrance has been completed. But, it was found that the sprinklers up front were not working (this was an on going problem), when we tried to water the new planting. Ed and Darren set to and fixed it with some help from Savannah Lawn Service who fixed Zone 8 where lightning had hit. The rain sensor was replaced with a wireless one to prevent surges traveling down the wired sensor line and blowing the new box that Ed and Darren have just installed. At this time we just need to repair one sprinkler head broken after the fact. We are good to go!
- Father Time has moved his trailer, but he said he was not given a copy of the covenants and by-laws when he moved into his rented house. This presents an even larger problem.
- Ed suggested we still give baskets to new homeowner's but give a potted plant to each new renter and include a copy of the covenants and by-laws. Motion made by Margo to do this. Seconded by Thomas. Motion carried.
- The walkover bridges up front have been repaired but not stained. Johnny says when the rain cooperates on the weekend he will take care of it.
- We are still talking about the accounting process and the need for a debit card

New Business:

- Ed would like to have a November vote to change the covenants to give the board variance authority on a case-by- case basis. Please see attachment #2 outlining why and how this could be done. This was done by one of our homeowner's

- Silver Oaks, Phase I, Yard of the Month will start being awarded at the end of June for July. The newly purchased Yard of the Month sign was there for everyone to see. Winner will get a potted plant or movie theater tickets and the sign in their yard for a month. Darren made a motion to keep this expense at \$30 per month. Margo seconded. Motion carried.
- Non-board business. Angela Etheridge is organizing a block party for the 4th July. She has had 20 responses so far. Come out and meet your neighbors. If you are interested in going or interested in helping please email Angie at blockparty_2005@yahoo.com
- Ed said the Homeowner's Association would refund Mr. Rice the money from his building applications, as the HOA had caused him so much havoc. Mr. Rice responded that he was glad it was not more he had to pay. He then went on to say that he had gone against his attorney's advice and had decided not to pursue a lawsuit against the Homeowner's Association, as he felt it would just stir up more resentment in the community.
- Ed voiced where do we go from here reference Lot 4B, Buckskin Court? We have close to a \$2,000 lawyer's bill. We lost the 10' landscaping easement because of 7' of the front setback. We still have a fence problem. The front fence is not on the property lines. We didn't build fence, but may be left with correcting it. Where do we move it – to a county easement?
- Discussion from the floor was mainly on mailboxes. The answer was to do your best to fix them.

Tabled:

- Cinder Blocks

Attachments:

1. Treasurer's Report
2. Paper on variance authority.

Next meeting Tuesday 12th July at 6:30p.m.