

**Silver Oaks Homeowner's Association – Phase 1**  
**Board Meeting**  
**April 14, 2009**

**Location:** Davidson Middle School

**Board Members In Attendance:**

Barbara Cole  
Terry Frame  
Tom Frame  
Joyce Johnson  
Lee Sterman  
Margo Vickery

**Call to Order:**

Barbara Cole called the meeting to order at 6:37pm

**Minutes:**

Margo Vickery made motion to accept minutes of last meeting (March 10,2009) as read with the following changes. Tom Frame seconded. Vote was unanimous. Motion carried.

Changes in red:

**Old Business:**

- 6) Pro-Built, NOW Triple R Construction Signs. Status unknown.
- 11) Thank you notes sent to all homeowners that are no longer in violation.  
New Paragraph
- 12) Sent registered first letters on 2-14-09 to the seven homeowners still in violation. Submitted for approval a second letter to be sent on 3-14 -09 to Remaining homeowners still in violation with changes. (Attachment # 3)  
As per discussion United States Post Office ' Certificate of Mailing ' is to be method of delivery.  
Motion made to accept letter as written - Joyce  
Second - Terry  
Vote - Motion carried. Lee Sterman went on record that he was opposed to the 2-14-09 letter that went out without changes.

**Treasurer's Report:**

- 1 Liens for two homes filed in June 2008 for unpaid dues. Open - Margo
- 2 We had income of \$3,758.42 last month and expenses of \$812.88. Net income was \$2,945.54. As of now we have 9 unpaid 2009 homeowner assessments/dues.

Lee Sterman made motion to accept Treasurer's Report as presented. Joyce Johnson seconded. Vote was unanimous. Motion carried.

**ARC Issues:**

- 1 5831 Buckskin Court in non-compliance with ARC after several warnings. Terry made motion to contact Association Attorney to find out what the Board's next step should be. Joyce seconded. Vote was unanimous. Motion carried. Margo will draft letter. Board approves. Barbara to sign and mail letter.
- 2 5851 Calumet Court needs shrubbery. Pending - Barbara
- 3 2608 Palamino Trail. Pending -- Barbara
- 4 5832 HM approval for fence on 3-16-09, ARC follow-up in 90 days. Pending - Barbara
- 5 Standards and Guidelines for the ARC review process. Joyce made motion to work on establishing Standards and Guidelines. Tom seconded. Joyce, Margo, and Tom voted yes. Lee abstained. Motion carried by majority vote. Pending – Barbara.
- 6 Lee resigned as chairman of the ARC, and from the ARC committee.

**Old Business:**

- 1 Funds to replace stop signs. Pending - Barbara
- 2 Triple R construction - Damaged signs. Second letter to Triple R - Barbara
- 3 Staining of wood bridges in progress. Pending - Tom
- 4 Campbell's complaint Lot # 32-4N-23-2233-000A-0380. Pending - Margo
- 5 Mailboxes. Awaiting parts. Pending - Barbara
- 6 Lawn Contract and mowing of retention ponds.  
Three companies bid on the lawn care and maintenance of the front entry and island:

K & R Cuts	\$3,900.00
Top of the Line	\$4,800.00
Bella Lawn Care	\$5,810.00

Tom made motion to award the contract for lawn care and maintenance of the front entry to K& R cuts. And maintenance contract for the Sprinkler System be awarded to Lawn Services Unlimited. Joyce seconded. Vote was unanimous. Motion carried.

The mowing of the Retention Ponds was left to Tom 's discretion. We have three ponds that the county needs to do maintenance on after the heavy rainstorms we have had recently.

- 1 Barking dog at 5849 Calumet Court. Letter sent. Matter Closed
- 2 We are still having problems with homeowners in violation of the covenants and restrictions. Most are in regards to trashcans, trailers and boats being stored improperly, mailboxes missing parts, unsightly items stored in yards, mowing grass in right of ways etc. A motion was made by Tom and seconded by Joyce to send first, second, or third notices (as previously agreed upon by the Board) to the offenders. Vote was unanimous. Motion carried. Pending – Barbara.

#### **New Business**

- 1 Barbara, Joyce, and Margo need to fill out new signature card at Regions.
- 2 Community Yard Sale signs and classified Ads will be done by Phase I in April and by Phase II in October.
- 3 Mowing overgrown foreclosure properties. Board's stance is to let the owners of the property take care of it.
- 4 A motion was made by Tom and seconded by Joyce to send letters to owners of inoperable vehicles who are in violation of the covenants and restrictions. Tom, Joyce, and Margo voted yes. Lee abstained. Motion carried by majority vote. Technically an inoperable vehicle is a vehicle without tags and insurance. But what if it has tags and insurance but is up on blocks for days on end. This will have to be approached on an individual basis.
- 5 Consensus on signs was that temporary, portable signs are allowed, which would be those expressing personal messages such as birth, honor student, political candidate, or party preference.
- 6 Cars should not block sidewalks. All the Board members were in agreement. Tim will write article for the Newsletter.
- 7 Problems with vehicles running over sprinklers while executing u-turns at front entrance. Letter to county requesting a no u-turn sign. Pending – Barbara.
- 8 Barbara to request association records from Jenny Santos
- 9 Traffic speeding remains a problem. Barbara to write County Sheriff on this.

#### **From the floor:**

- 1 Speeding remains a problem where children are at play. Is it possible to erect work barrier signs saying slow children at play? Pending – Margo
- 2 How about some neighborhood get together like a picnic or block party. Barb for consideration.
- 3 Anyway to shorten the length of meetings? Barb for consideration.

#### **Adjournment:**

Meeting adjourned 8:21pm. Tom motioned. Joyce seconded. Vote was unanimous.

**Next meeting May 12, 2009**