



## Silver OAKS Homeowner's Association-Phase I Board Meeting

December 14th 2012

### Location:

Davidson Middle School

### In Attendance:

Tim Bryant, President  
Joe O'Neill, Vice President  
Connie O'Neil, Treasurer  
Jon McLeod, Secretary  
Joanna Brenner,  
Carole Bishop,  
Susan Cooper

### Owners:

Dave Daniels  
Keith Boudreau

### Minutes:

The meeting was called to order at 6:00 p.m. on November 14<sup>th</sup>.  
Role was taken and it was determined that a quorum was present.

The October Annual Owners Meeting Minutes were presented. A motion was made to approve the minutes and all were in favor.

The October Board Meeting Minutes were presented. A motion was made to approve the minutes and all were in favor.

The November Board Meeting Minutes were presented. A motion was made to approve the minutes and all were in favor.

The board made note that Joe O'Neill would now be managing the Silver Oaks web page content and that future minutes, notices and documents should be sent to Joe for posting to the Silver Oaks webpage. Joe would also be updating the web pages board member roster.

Connie reviewed the current monthly financials with those members in attendance. A motion was made to approve the financials. All were in favor.

Jon presented a proposed violation letter to the owners of lot #31 addressing possible violations and an erosion issue. The board reviewed the letter and suggested some minor corrections. Jon would send the letter to Tim once the corrections are made who would send the letter to the lot owner.

Jon presented a draft letter of appreciation to Keith for his service as association president over the past few years. After review of the letter, the board suggested some minor corrections. Jon would make the corrections then bring letter to next meeting for board signature.

Discussion ensued about lamp posts. Tim suggested that the board send each new owner a set of CC&R documents along with a letter about installing the approved style lamp posts along with a welcome basket. Discussion ensued about how this project would work, who would manage it and what were the costs. Tim volunteered to gather more info and present it to the board at the next meeting.

Discussion ensued about damage to the front entrance landscaping and sprinklers as a result of the Halloween / Trick or Treat. Keith suggested that it would be a good idea to move the sprinkler heads inward away from the road about twenty feet. Joanna would contact K&R cuts to get a proposal to move the sprinkler heads twenty feet in from the road.

Discussion ensued about trees that were being removed from a lot on Sorrel Ridge. The tree removal was creating an erosion problem. Keith mentioned that the county was aware of the issue and has stepped in to ensure that no more trees were removed.

Discussion ensued about people who were illegally riding 4 wheel vehicles around the neighborhood. It was determined that the best response, if one of these 4 wheelers was spotted, was to call the police.

A motion was made to adjourn at 7:00 p.m. All were in favor and meeting was adjourned.

j.m.