



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

November 12th 2015

### Location:

Davidson Middle School

### In Attendance:

#### Board:

Tim Bryant, President  
Keith Boudreau, Vice President  
Joe O'Neill, Secretary  
Connie O'Neill, Treasurer  
Daphne Rivera  
Susan Cooper

#### Homeowners:

Mike Ply  
John and Sherry Ensor  
Tara Steadman

### Minutes:

The meeting was called to order at 6:32 p.m. on November 12<sup>th</sup>.

The minutes of last month's meeting were reviewed and approved.

The treasurer's report was reviewed and approved.

There was a short discussion on an Insurance/Bond letter received from our insurance company regarding HOAs. It was recommended that we try to ask Jon McLeod and/or do more research and revisit this next month.

Connie submitted a proposed budget. It was approved.

After the budget discussion, the dues for next year were discussed. A motion was made to either increase the dues the maximum 5% or to keep them the same as last year. The 5% increase was approved 4 to 3. This will make next year's dues \$152.25.

There was a short discussion on the yard letters sent last month. There has been no response and no notable improvement to date. Tim noted that we



need to send certified letter allowing them 15 days to comply or we may contract for someone to do the work at the owner's expense.

Connie noted that she has been contacted about the Palmer property which has approximately \$600 owed to the HOA. Should we allow any negotiation to this amount. The board voted unanimously to not negotiate this value.

Keith provided some information on research that he has done on the sidewalk extensions that have been discussed. To do all of the extensions that are lacking, would be about 320 feet. One bid that Keith was able to get was for \$5000. All others were no bid. A motion was made to approve up to \$5000 for sidewalk extensions in the coming year. The motion was approved. Daphne noted that we should make sure we do the Hold Harmless agreement on the sidewalk extensions as we have previously discussed.

Tim noted that Phase 1 owes Phase 2 \$100 for the neighborhood party as approved at a previous meeting.

It was noted that halloween went pretty well. It was mentioned that we may consider hiring an off duty sheriff's officer to patrol the front entrance.

There was a discussion about the Christmas decoration budget. Keith requested a total of \$800. This was approved.

Board openings were discussed. Mike Ply, John Ensor, and Tara Steadman have agreed to serve as board members.

Architectural Review: Susan noted that she approved an additional shed for Bill Vickery.

Connie noted that we need to check on the check written for the Steadman Architectural review. Susan noted that she received a check, but Connie noted that it has not made it to the account yet.

The meeting adjourned at 7:36 p.m.

j.r.o