



Silver OAKS Homeowner's Association-Phase I Board Meeting

July 9th 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
Carol Bishop

Homeowners:

Kevin Miller

Minutes:

The meeting was called to order at 6:32 p.m. on July 9th.

The minutes of last months meeting were reviewed and approved.

The treasurer's report was reviewed and approved. There is 1 unpaid lot as of 7/8/15. There are several foreclosure properties though.

Connie has started the move from CRI to Ann's bookkeeping.

Keith will order the bench that was discussed in April.

Keith noted that the ponds will be cut 4 times this year by the county.

The new lights were supposed to arrive at Chelco 7/8/15 and will be installed shortly.

The park should be starting in the next couple of weeks according to Mr. Puckett. The final design will require approval in about 2 months.

Tim noted that there was a homeowner comment on front entrance shrubs and the sign. It was noted that flowers are in work nad that some mulch was added. The Board will check on the shrub trimming.

Tim noted that someone was asking about the ground anchor portion of the lamp post. Keith and Connie will research and provide information to Tim.

Tim noted that someone from Phase 2 was asking about website updates. Tim was provided John White Jr's name or they can contact Joe O'Neill.

The Architectural Review Commitee (ARC) had nothing to report.

Joe re-read the letter from Barbara Cole requesting to be on the board in order to serve on the ARC to help with beautification effort of the subdivision. It was noted that there are yards that need attention and that inappropriate item are staying out. After much discussion, Connie is going to research with the lawyer an appropriate legal process for handling these items with the appropriate notices and board actions. After the discussion, a motion was made to reject Barbara's request to serve on the board. A board mambers present were approved the rejection. Susan was opposed to the rejection via proxy.

There was discussion about the process to handle yard upkeep on foreclosure homes. Connie is going to talk to the attorney about an appropriate course of action for these homes also.

Keith noted that he will be looking for Christmas lights in about 2 months.

Keith noted that he has been talking to the county about a potential project for extending sidewalks at crosswalks appropriately.

Kevin suggested that we look at sprucing up the front entrance.

The meeting adjourned at 7:32 p.m.

j.r.o

May 14, 2015

Boardmembers:

The neighborhood is showing signs of neglect as a result of some homeowners not following the C & R. This goes against curb appeal which may depreciate homeowner's property values.

I would like to come back on the board as a board member if I could be on the ARC.

Being on the ARC, I'm referring to being able to send reminders to comply to homeowners that are in violation of the C&R.

If there is no compliance after receiving a reminder then a series of three certified letters should be sent to the homeowner in violation at thirty day intervals.

If the issue still exists after the letters are sent then the association attorney should be contacted.

This method was used by a prior board and may be used again unless this board has another method in mind.

All correspondence with homeowners should be approved by the board.

Please read this letter at the May 14, 2015 meeting and let the minutes reflect that it was read and entered into the minutes.

Thank you, I await your response.



Barbara Cole

