



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

April 14th 2016

### Location:

Davidson Middle School

### In Attendance:

#### Board:

Keith Boudreau, Vice President

Connie O'Neill, Treasurer

Joe O'Neill, Secretary

Susan Cooper

Daphne Rivera

Tara Steadman

Mike Ply

Carol Bishop

#### Homeowners:

Barbara Cole

Bill Erb

### Minutes:

The meeting was called to order at 6:30 p.m. on April 14<sup>th</sup>.

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

The treasurer's report was reviewed. There are 9 properties outstanding as of today. Three of these properties have legal issues. The other 6 are being actively worked by Connie. The treasurer's report was approved.

Keith noted that the well pump went out and needed repair at a cost of approximately \$1700.

Keith noted the following regarding the sidewalk project:

One homeowner requested trading his approval for the current year's dues. The answer was no.

All who have agreed have signed a hold harmless agreement.

The project is approved with the county.

Keith needs 2 more bids.

The county will inspect and provide final approval.

Keith noted that 3 spots have been selected for new street lights which eliminates the boring cost for the one light. This will most likely be the last of the street lights.

Connie discussed the Covenants Compliance Committee and a violation form. A draft form was provided. The committee would have the authority to decide courses of action. Keith recommend Board approval for legal actions. The form was reviewed and the following recommendation was made:

Add date beside In Person Visit and Letter.

Other discussions on this subject were as follows:

It was recommended that at least three communications be made (In person, Letter, and Certified Letter).

It was recommended that at least two people participate in an in person visit.

The Hammerbeck property was discussed and Connie gave an update that the homeowners management agency is now aware and is working the issue.

The home with the carpeting against the garage was discussed and it was noted that we are not comfortable going onto the property to fix the issue ourselves.

It was noted that as long as it is specific in the Covenants and Restrictions, we can take legal action and get re-imbursed. However, we need to be careful on ambiguous items and choose our battles.

Anyone can fill out the form and it will be posted on the website.

Susan suggested a tracking number system and that the form could be submitted to an email address, any Board member, or presented at a Board meeting.

There was a motion to approve the form with noted changes.

The Architectural Review Committee noted that Bill Vickery had questions about replacing their light pole. Bill did provide a new website for the acorn shade and it has been posted to the website.

Tara asked about a sign for special needs children. Keith said to let him know the needs and he could address it with the county.

Bill Erb asked why there were so many speed limit signs. This is done by the county and not a board issue.

Connie noted that a Sheriff's deputy in an unmarked vehicle was taking radar recently and issueing tickets.

It was noted that Bill Vickery emailed in a question about the Covenants and Restrictions being changed to address that the developer is no longer available to provide light poles etc. After discussion, it was determined that the Board now fulfills this role.

Barbara Cole asked about the March 14, 2016 certified letter she sent to Tim Bryant requesting:

A copy of the minutes reflecting that the board gave the authority for these four BOD's to initiate a request for a children's park.

Also, a copy of the association attorney's letter indicating that the BOD had the authority to vote on the issue of the park instead of the members of the Silver Oaks Phase I - Home Owners Association as requested by the Board of county commissioners.

The letter and 4 attachments are attached.

Keith noted that Tim has provided this to our lawyer.

Mike talked about burning and that it is very difficult to find a legal burning spot within our subdivision also noting there has been a lot of burning and smoke within the subdivision lately. Keith suggested calling the county code enforcement or the fire marshall. The county restrictions are probably tougher than the Covenants and Restrictions.

The meeting adjourned at 7:35 p.m.

j.r.o