



Silver OAKS Homeowner's Association-Phase I Board Meeting

14 July 2016

Location:

Davidson Middle School

In Attendance:

Board:

Keith Boudreau, Vice President

Connie O'Neill, Treasurer

Joe O'Neill, Secretary

Susan Cooper

John Ensor

Daphne Rivera

Tara Steadman

Homeowners:

Barbara Cole

Minutes:

The meeting was called to order at 6:32 p.m. on July 14th.

The minutes of May's meeting were reviewed and approved pending changing brush to bush in the third last bullet.

The treasurer's report was reviewed. There are 5 properties outstanding as of today. Two of these properties are foreclosures. The other 3 are late and being worked. The treasurer's report was approved.

There was a discussion on whether to update the front entrance with new mulch or pine straw. After discussion, it was decided to mulch the center section (where the fence is recessed into the subdivision) and put pine straw on the outer sections. This was motioned and approved.

Keith noted that the front entrance was power washed. John asked how the decision for the power washing was made. Keith indicated that 3 bids were received and the cheapest was chosen. It was noted that the cost of this did not come before the board for approval. All projects need to be approved by the board in the future.

Keith noted that the street lights are done.

Keith noted that the holding ponds are scheduled to be cut in 1-2 weeks.

Keith also noted that the county Bush Hogs came in and did the lot easements.

Tara asked about disability signs. Keith indicated that the county is reluctant to put these types of signs up at this point in time. Plus, the speed limit is already only 20MPH.

Daphne noted that they have had their door bell rung several times in the last few weeks and no one is there. It seems as if kids are playing ring and run.

Barbara asked how many of the 28 covenant compliance complaints have been addressed with the homeowners. Tim is not here and Joe took the action to get with Tim and get the data for Barbara's noted compliance infractions.

Connie did note that any homeowner can approach any other homeowner on compliance infractions.

We do need to get the compliance form updated and on the web site.

Barbara requested if the board has the copies of the records that she has requested on the park. Connie stated that we do not know if we have the requested items.

There was a lengthy discussion on the park approval process. Keith gave a verbal overview of the process that took place. Barbara did not completely agree with Keith's overview. Barbara would like a copy of re-imbursement records for calendar year 2011-2012. With the change of bookkeepers, Connie is not sure if they exist.

The meeting adjourned at 7:42 p.m.

j.r.o