

# **Silver Oaks Homeowners' Association Phase I Board Meeting**

**13 April 2017**

## **Location:**

Davidson Middle School

## **In Attendance:**

### **Board-**

John Ensor, President

Keith Boudreau, Vice President

Connie O'Neill, Treasurer

Daphne Rivera, Secretary

Mike Ply

Susan Cooper

### **Homeowners-**

Barbara Cole

## **Minutes:**

The meeting was called to order at 6:33 on April 13.

The minutes from February's meeting were discussed and approved. John noted that there has been progress on the nine notices sent to homeowners whose boats and trailers are not in compliance with the Covenants and Restrictions.

The yard sale will be Saturday, April 22. Phase I and Phase II will both participate. Numerous avenues will be utilized to advertise the event.

The treasurer's report was discussed and approved. Currently three out of 130 homeowners have outstanding annual dues. Intent to lien letters have been sent.

Connie mentioned that because of various circumstances, one homeowner's past dues were cancelled. The discussion was tabled so that the current board could gain a fuller understanding in order to properly notate the cancellation of debt.

The discussion of replacing the street signs throughout the neighborhood is ongoing. Keith is still seeking pricing information.

Susan brought a letter from Mr. Hickman, the homeowner at 2619 Sorrel Ridge, requesting that the board contact the owner of Lot 31. Lot 31 has erosion issues that, left unaddressed, could affect Mr. Hickman's property. As a courtesy, the board will attempt to contact the owner of Lot 31.

Susan presented an ARC request with three items from the homeowner at 2619 Sorrel Ridge. The request for a change in shutter color, the addition of gutters, and the installation of a shed was unanimously approved.

An ARC request submitted by the homeowner at 5832 Hunting Meadows Dr. is under discussion.

Barbara inquired again about the attorney now working on behalf of the board. She noted that the change in attorney was not addressed in the minutes. The board stated that an attorney is not actually retained on behalf of the board. An attorney is only consulted on an as needed basis. Barbara also clarified her concerns about garbage containers, mentioning her main focus is proper storage of the containers to conceal them from other lots or common areas as stated in the covenants.

There was not a quorum at the March meeting, therefore it had to be cancelled. It will now be noted on the HOA website when a monthly meeting cannot be held due to lack of a quorum.

John thanked Connie and Keith for fielding numerous questions and handling projects on behalf of the board.

The meeting adjourned at 7:34.