

Silver Oaks Homeowners' Association Phase I Board Meeting

9 February 2017

Location:

Davidson Middle School

In Attendance:

Board-

John Ensor, President

Keith Boudreau, Vice President

Connie O'Neill, Treasurer

Daphne Rivera, Secretary

Tara Steadman

Mike Ply

Susan Cooper

Homeowners-

Barbara Cole

Minutes:

The meeting was called to order at 6:33 on February 9.

The treasurer's report was discussed and approved. Currently 36 out of 130 homeowners have outstanding annual dues. Of these, one is in foreclosure. There is one homeowner with outstanding dues from last year.

The board agreed to contact our lawyer regarding a homeowner who is not in compliance with Covenants. The homeowner has been contacted about the issues.

The minutes from January's meeting were discussed. Connie noted that the church listed as Lifepoint is in fact Crosspoint. The minutes were approved with the correction. Board meetings will continue to be held at Davidson Middle School. On the rare occasion that board meetings conflict with a major Davidson event, meetings will be moved to Crosspoint Church.

There are approximately seven homeowners whose trailers and boats are out of compliance with the Silver Oaks Covenants. One homeowner has received a second notice. Addressing violations will be an ongoing discussion.

Barbara inquired about the status of a list of violations she submitted a few months earlier. Keith stated that most have been resolved.

Other violations were discussed. The board requests that homeowners wash mailboxes and straighten posts if needed. Keith is working with the county to repair a dip on the side of the road near the front entrance.

A homeowner asked if a calendar would be maintained on the HOA website. Since there are very few neighborhood events, the board does not feel a calendar is necessary.

The board discussed reviving an HOA newsletter, and agreed that it would be beneficial to produce a newsletter a couple of times a year. Board members will work collaboratively toward that end.

The neighborhood spring yard sale will be April 22. The rain date will be April 29.

Keith asked how many houses in Phase 1 are vacant. John stated that there are about a half a dozen. It was noted that the board cannot pursue repairing the garage door on one vacant home because the home is currently in foreclosure. However, the board will attempt to contact the Preservation Company and request that the door be repaired.

The ARC approved the request for a fence at 5833 Hunting Meadows Dr.

Mulch will be added to the beds in the front entrance in the near future.

Connie stated that a homeowner asked if the owner of the dirt pit is responsible to put up a fence for those homeowners who border that property. The dirt pit is in city limits. The HOA has no involvement in this issue.

Keith is still working on obtaining street sign samples. The park is progressing. The county is awaiting materials to complete the walkway.

The meeting adjourned at 7:30.