

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I
BOARD OF DIRECTORS MEETING
NOVEMBER 12, 2020
CROSSPOINT CHURCH
APPROVED

I. Call to order: George Nixon, President called the meeting to order 6:32 pm

II. Roll Call: Board members present: Mark Chancy, Vice President, Connie O'Neill, Treasurer, Cindy Ternay, Secretary, Terry Frame, and Barbara Cole, Board Members.

III. Reading and Approval of minutes: Cindy Ternay read the minutes of the October 8, 2020 Board meeting. There were additions to board members to be made that had not been included and then Connie O'Neill made a motion to approve the minutes of the October 8, 2020 Board meeting as presented. Barbara Cole seconded the motion. Motion passed.

IV. Committee Reports:

A. Financial Report: Connie O'Neill stated that as of the end of October, she had purchased stamps for Tax and annual dues letters going out. Budget was presented for upcoming fiscal year (see attached) There are still two outstanding HOA dues and letters will go out again, with discussion to the HOA lawyer about lien action. Discussion began about annual HOA dues increasing 5% for upcoming projects and repairs. Barbara Cole made a motion to increase to \$183.00, instead of full 5% which is \$183.75. Terry Frame seconded the motion. Vote was 4-1, board approved.

B. Architectural Committee: It was discussed that we do not currently have a member on the architectural committee, that it was fall on president and another board member until such time as one can be elected so homeowners' requests can be processed. It was also discussed about the legality of entering a property without homeowner's approval. It was decided by a motion by Terry Frame, seconded by Barbara Cole, that the board vote on the following: that in the future because of the current climate, two people, contacting homeowner for permission to discuss additions, improvements, and violations enter property. Voted for approval 7-0. It was also discussed that the board in its discretion:

Can the board hire a professional then charge the homeowner to pay for the cost by law. President said he would research that prior to next board meeting.

There are two homeowner requests on the table for approval, listed below:

1. 2609 Palamino Trail. Approval for additions to the existing fence and addition of concrete curbing around planted areas. Board members reviewed plans and motion to approve by Mark Chancy and second by Connie O'Neill.

- 2.. 2619 Sorrel Ridge. Installation of a generator for emergency power on the side of the house. Question about whether the bushes that hide the generator and inhibit the noise would be removed. Lot next to generator installation site is currently empty. Will there be an effort to install a fence and it was discussed that HOA has no control over permits allowing installation of generators, fences, or other permitted architectural changes. Motion to approve the generator, Mark Chancy. Second the motion, Connie O'Neill.

Board discussion next about approving projects that have already been completed without prior approval.

(5842 Hunting meadows) Wheelchair ramp added the front of the house. It was not approved but in the future board is not going to request it be removed but have it in the minutes.

V. Old Business:

A. Sidewalk installation on Sorrel Ridge. Because the sale and construction of the lot in question has not occurred, HOA board has no authority or funds for the installation of the sidewalk in question.

B. List of owners that have not complied with violation letters to be sent to HOA attorney.

VI. New Business:

A. Budget for fiscal year 2021, increase of HOA dues to \$183.00 as discussed in financial report.

VII. Open Forum:

Homeowner requested knowledge why simple rules are not followed such as parking on the sidewalks, trash cans out in plain view, basketball goals left out in the street. It was discussed prior to about contacting homeowner, using two person team, discussing violations, and try to come to an agreement before starting letter chain, all the way through to placing a lien on said property.

Homeowner on 5866 Sorrel brought a request for fencing to the board to discuss approval. It was decided to meet and discuss on the property on a sooner than later date for approval. George Nixon and Cindy Ternay to attend.

VIII. Next Board Meeting: December 10, 2020 Cross Point Church 6:30 pm.

IX. Adjournment: Mark Chancy made a motion to adjourn the meeting at 8:07 pm. Barbara Cole seconded the motion. Motion passed.

Minutes Approved
