

# Silver Oaks Homeowner's Association – Phase 1 Board Meeting

September 14, 2004

## Location:

Darren Etheridge's Home

## In Attendance:

Tom Calhoun	423-0178	<a href="mailto:tcalhoun@woodlawnbaptist.com">tcalhoun@woodlawnbaptist.com</a>
Barbara Cole	682-5283	<a href="mailto:franzcole@cox.net">franzcole@cox.net</a>
Joe O'Neill	682-4654	<a href="mailto:josephroneill@cyou.com">josephroneill@cyou.com</a>
Dan Taylor	683-4122	<a href="mailto:jdandmstaylor@cox.net">jdandmstaylor@cox.net</a>
Mike Zoltek	689-8598	<a href="mailto:mzoltek@anobles.com">mzoltek@anobles.com</a>
Darren Etheridge		<a href="mailto:detheridge@clerkofcourts.cc">detheridge@clerkofcourts.cc</a>

## Absent:

Lou Gennaro	682-5368	<a href="mailto:louis.gennaro@cox.net">louis.gennaro@cox.net</a>
Ed Santos	682-2911	<a href="mailto:hmd5859@cox.net">hmd5859@cox.net</a>

## Minutes:

The meeting was called to order at 6:33.

## Business Conducted:

- 1) The treasurer's report was presented by Tom Calhoun.  
A homeowner recommended that the board consider putting excess cash into a savings account rather than the checking account. Mike suggested that the homeowner put his recommendation in writing to the board and that we move on to Board business and return to homeowner's comments at the end of the meeting.
- 2) Minutes from last meeting.  
A motion was made by Darren to accept the minutes from August 04 as written. Second by Mike.  
The motion was approved
- 3) There is no new information available on the two cases of outstanding dues. Certified letters have been sent.
- 4) Chelco is wanting to know where the front entrance sprinkler heads are. We will temporarily mark these.
- 5) Mike went through the annual meeting information point by point. A homeowner suggested that some may not want the annual meeting to include a dinner. Barbara made a motion that we provide an option for just a meeting or both dinner and a meeting on the annual meeting announcement. Tom Seconded the motion. The motion was approved.
- 6) There was a discussion about street signs. The homeowner's present were not in favor of the use of Phase 2 street signs as a replacement for the Phase 1 signs. A motion was made by Tom to return to all Phase one street signs. Second by Barbara. The motion passed and had unanimous support from the homeowners present.
- 7) Sandy Hester requested a copy of the treasurer's report. Darren agreed to provide a copy.
- 8) There was a discussion about providing a copy of the financial report to the homeowner's every six months. A motion was made by Joe to send out financial status twice per year. Second by Tom. The motion passed. 5 approve, 1 disapprove.
- 9) Several homeowner's were concerned with the current use of letters as notification of covenants and restrictions violations. After much discussion, Mike decided that he would visit all homeowner's in which violation letters were currently prepared for.
- 10) There was discussion of Covenants and Restrictions that were provided to some homeowner's that are different than those which are on file. The board agreed to attempt to address these differences

- at the annual meeting once differing copies were provided. Some copies apparently discussed a boat storage facility and possibly free pool usage for phase 1 homeowner's. Can we get a written opinion from our lawyer to see what can be done about these differences?
- 11) A homeowner noted that a petition would be presented to the new board requesting that the dues be lowered for the coming year.
  - 12) It was noted that 5844 Hunting Meadows has a drainage problem. Barbara agreed to research who she dealt with to get her drainage problem fixed.
  - 13) A motion to approve \$60/hour for the mailing of the annual meeting package was approved.

The meeting was adjourned at 8:35.