



Silver Oaks Phase I Home Owner's Association
Board Meeting Minutes
October 12, 2010; 6:30 p.m. – Davidson Middle School

Board Members Present:

Steve Taylor, President
Tim Bryant, Vice-President
Michelle Taylor, Secretary
Maria Del Duca, Treasurer, Grounds Chair
Susan Cooper, Grounds Committee
Lee Sterman, Architecture Chair, Grounds Committee
Susie Nagy, Welcome Wagon

Board Members Absent:

Keith Boudreau, Architecture Committee

Call to Order:

Meeting called to order by Steve at 6:40 pm

Home owners that attended meeting:

Barbara Cole	5865 Hunting Meadows Dr.
Peggy Adams	5844 Hunting Meadows Dr.
John Bright	5839 Calumet Ct.
Brenda Stevens	5867 Saratoga Dr.
Karen Figueroa	5841 Hunting Meadows Dr.

Treasurer's Report:

- All accounts are in good shape and well within or under budget.
- \$41,180 total in Silver Oaks HOA accounts.
- Of 6 liens placed on properties for outstanding assessments and other bills, 2 have been paid, 1 is pending, and 3 are still outstanding.
- Only \$276 outstanding for assessments.
- Silver Oaks finished the fiscal year of 2010 in the black by \$4,670.81.
- There was a motion to approve the treasurer's report by Tim; seconded by Susan. Motion carried.

Secretary's Report:

- Minutes from the September meeting were presented by Michelle Taylor.
- A motion was made by Susie to accept the minutes as read; seconded by Maria. Motion carried.

Old Business:

1. 2603 Pinto Lane is now in compliance with a fence around house hiding the shed. An invoice for \$10 worth of postage for certified letters and for \$50 for ARC fees that they have not yet paid will be issued to them in their annual assessment bill. **Issue closed.**

New Business:

1. Front Entrance Landscaping: Tim discussed how the front entrance landscaping needed attention from K&R Cuts. Problems to be addressed were: sprinklers spraying in streets; sod still needed; weeding of the flower beds; replacing dead plants. Maria to discuss these issues and to request a detailed bill from K&R Cuts. **Issue open.**
2. Chamber of Commerce: Tim detailed the benefits for our community to joining the Crestview Chamber of Commerce for an annual fee of \$160, plus a one-time enrollment fee of \$25. Susie moved to join the Chamber, seconded by Michelle. Tim abstained due to his involvement with the Chamber. Motion carried. **Issue closed.**
3. Fedonczak Letter: Steve discussed a letter (attached) that he received from Mr. Fedonczak on Saratoga discussing his concern that SOHOA CC&R were not being upheld. Steve said he would highlight in the next newsletter how the board is still committed to upholding the CC&R and would enforce rules when necessary. **Issue closed.**
4. Ensor Letter: Steve discussed a letter he received from Ms. Ensor regarding a barking dog at a home near hers. It was decided that members of the board would visit the dog owners to make them aware of their barking dog and ask them to please make sure their dog did not continue to bark. **Issue closed.**
5. The SO yard sale advertising (see attached) and signage had been placed and is running to advertise the sale for October 16, 2010. **Issue closed.**
6. It was discussed that SO would observe Halloween on the night that the City of Crestview designated. No common areas would be roped off. **Issue closed.**
7. Michelle submitted her resignation from the board and also from the Decoration Committee. See attached. **Issue closed.**
8. The floor was opened to homeowners for their comments:
 - a. Barbara Cole had a complaint with the handling of a letter that she submitted to the board in February and subsequent letters regarding neighbor's infractions; she submitted a second letter (attached) that requests the board to address the infractions. **Issue open.**
 - b. Barbara submitted another list of inoperative vehicles (attached) to be attached to the October minutes and requests the board address these infractions. **Issue open.**
9. Susie cautioned the board and homeowners to be on the lookout for a peeping tom that has been spotted in the neighborhood.
10. A discussion regarding board member terms ensued:
 - a. There are 4 board positions with 2 years remaining
 - b. There are 2 board positions with 1 year remaining
 - c. There are 3 board positions open for 3 years as of the November 2010 meeting
11. Tim moved to adjourn the board meeting. Michelle seconded the motion. Meeting adjourned at 8:05 p.m.
12. The next regular board meeting and annual board meeting will be held on Nov. 9, 2010.

Respectfully submitted by
Michelle Taylor, Secretary
Silver Oaks Phase I HOA