



Silver Oaks Phase I Home Owner's Association
Board Meeting Minutes
April 13, 2010; 6:30 p.m. – Davidson Middle School

Board Members Present:

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

Board Members Absent:

Steve Taylor, President

Call to Order:

Meeting called to order by Tim Bryant at 6:45pm

Guest Speaker: Libby White, Phase II pool manager

The pool is open after many improvements. Pool passes are available for \$140 per Phase I household. The pass features a key card system this year instead of the old pass code system, which should provide better security for the pool and surroundings. Anyone wanting a pool pass may contact Libby White at libby1319@aol.com, 398-6032, or 496-7106. Pool parties will no longer be allowed at the pool and she asked that when using the pool to please put chairs back where they were found and to clean up after oneself.

Secretary's Report:

- Minutes from the March meeting were presented by Susan Cooper who took minutes in Michelle's absence.
- Minutes were approved as presented.

Treasurer's Report:

- No treasury report was available for presentation per the accountant.
- Electronic banking was established in March. Everything went well with no glitches in that system.
- 20 homeowners have still not paid assessments for 2010. It was decided that Michelle would help Maria prepare letters to homeowners in arrears.
- Maria moved that assessments would be due by 5 May 2010, then after that date, late fees and liens applied. Keith made a motion to accept this. Motion seconded by Lee. The vote carried.

Old Business:

1. A 9th Board position is still open to be filled. **Issue open.**
2. The Board voted to send a certified letter to the Andersons at 2603 Pinto Lane from Lee formally requesting compliance with the ARC concerning the shed they erected on their property. Several personal visits have been made by members of the ARC in an effort to resolve this issue. **Issue open.**
3. Maria presented prices for a Phase I storage shed to be erected near the pool on Phase II property. Susie moved to have Steve formally request permission from Phase II to erect a shed. Maria made a motion to accept this. Keith, Lee, Tim, Susan, and Michelle voted against asking permission to erect the shed. Motion denied. **Issue closed.**
4. It was proposed by Susie that a Phase II homeowner will choose our Yard of the Month winners for May through October. Proposal passed unanimously. Tim has also volunteered to procure prizes for YOM winners. **Issue open.**

New Business:

1. Maria requested someone to chair the decoration committee. Michelle volunteered to chair the decoration committee. Keith motioned to accept Michelle as decoration committee chairperson. Tim seconded motion. **Issue closed.**
2. Maria will get pricing from K&R Cuts to re-work the landscaping at the front entrance to enhance its appearance. Susie volunteered to get another estimate for landscaping from a company she has worked with. Information will be presented at the May meeting. **Issue open.**
3. Susie volunteered to pick up mail and make deposits for SOHOA in Maria's absence over the summer months. **Issue closed.**
4. Maria will contact the Firewise people to come to the May meeting and give an informational talk. Board approved. **Issue closed.**
5. Keith requested that Steve include in the next letter to the homeowners that they turn on their street lamps and trim back greenery from sidewalks. He also wanted to have included in the letter a reminder to keep pets on leashes and pick up after them. Board approved. **Issue closed.**
6. Tim addressed how members of the SOHOA must lead by example and uphold the covenants and bylaws of our association. The board must also work in harmony and get along. He also reminded board members that each would receive the same letters and reminders to comply with bylaws that every other homeowner receives. The board agreed to these statements and to including them in the minutes for the record. **Issue closed.**
7. Tim moved to adjourn the board meeting. Susan motioned to adjourn. Keith seconded the motion. Meeting adjourned at 7:51 p.m.
8. The next regular Board meeting will be held on May 11, 2010.

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