

SILVER OAKS HOMEOWNERS' ASSOCIATION, PHASE I

BOARD OF DIRECTORS MEETING

January 13, 2022

CROSSPOINT CHURCH

Draft

I. Call to order: George Nixon, President called the meeting to order 6:33 pm.

II. Roll Call: Board members present: George Nixon, President; Cassie Segreti, Vice President; Connie O'Neill, Treasurer; Ann Drakes, Secretary; Barbara Cole, violation committee, Terry Frame; board member. Members not present: Mark Chancey, Joe Ann Nixon

Homeowners present: Bob Webster, Christopher and Marian Curtis, Gary and Marion Brett

III. Reading and Approval of minutes for the November 2021 Board Meeting:

George read the minutes of the Board meeting from November 11th 2021. Connie made a motion to approve the minutes of the November 2021 meeting. George seconded the motion. Motion passed.

IV. Committee Reports:

A. Financial Report: Connie stated that the financials as following: The HOA has approximately \$15,022.62 in the checking account and approximately \$4,740.59 in the savings account.

HOA letters for dues in the amount of \$183.00 for 2022 have been sent out to homeowners.

➤ 29 properties have paid as of this date. Due date is January 31st,2022

There was a charge for lawn maintenance of \$650.00, this included new plants . As well as the increase of \$10 per month for the storage unit rental.

Connie also talked to the bank about changing the authorization of check signers.

- The process to change this is to bring in a copy of the minutes from the meeting on who has been approved and who to remove.
 - Right now, as it stands: Mark, Connie, & Keith are the individuals who are authorized.
 - George Nixon, Connie O'Neill, Cassie Segreti needs to be the only authorized check signers.
 - Connie made a motion to add these individuals and George seconded.
 - Keith and Mark need to be removed from access.

George made a motion to approve the Financial Report as presented. Cassie seconded the motion. Motion passed.

B. Architectural Committee: Cassie Segreti stated that there are no applications for the Architectural Committee at this time. Still waiting on floor plans for 3 lots, but no complete packets have been submitted.

C. Compliance Committee:

May 7th, 2021 a letter was sent to owner on Sorrel Ridge about boat being exposed. Homeowner argues that past boards have agreed that a tarp covering is sufficient enough.

- Per CC&R boats & trailers cannot be visible from common areas and neighboring lots. This includes above the fence line. The boat is still visible from at least 1 side of lot.
- Compliance committee working with homeowner to allow time to conceal boat with fencing and plants.

There have been an additional 3 letters sent out 2 boat owners & a motor home owner.

There have also been homeowners parking on grass and driving over sidewalks. This is a violation and will cause damage to sidewalks which will be the responsibility of the board to fix.

- Letters to be sent to these homeowners to correct.
- Refer to Article 8 section 10 of CC&R for reference.

V. Old Business:

A. Cassie & Barbara discussed the process of handling violations. Photos will be taken and will be attached to letters that are sent to homeowners. An email will be sent to board members of what letters were sent out. If compliance committee has any questions on a violation prior to sending a letter, an email will be sent to the board to discuss this violation and decide if a letter is needed.

- Compliance committee has board authorization to send 1st and 2nd letters to homeowners.

B. Shed issue with homeowner on Saratoga. There was no approval from the board on this shed. It is in violation of CC&R.

- Homeowner does not want to put a fence up and this shed is not concealed.
- George made a motion to send a letter to homeowner to comply to conceal. Cassie seconded this motion. Motion passed.

VI. New Business:

A. Sidewalk on Saratoga/ Hunting Meadows needs to be fixed ASAP

- The County is fixing this issue. Follow up needed to know a timeline for this correction.

B. Mailbox on Hunting Meadows:

- Needs to be fixed by homeowner.
- Provide information on appropriate mailboxes

C. Trash can violations:

- Will do away with letters for now.
- Need to reiterate in newsletters the days for pickup and specify what type of pickup are on those days.

D. Also put in newsletter that trailers, boats are RVs cannot just be stored on property and not concealed.

➤ Can be unloaded and cleaned if being actively used for a trip/use, but this needs to be clarified to homeowners an appropriate time frame.

E. The board still needs changes to CC&R. This requires participation of at least 75% of homeowners to agree on changes.

➤ Our CC&R was made in 1998. After 30 years may no longer be upholdable in a court of law.

➤ Need a lawyer for help

- Terry made a motion to approve Connie to contact Ashley Rogers an attorney to gather information on CC&R amendements. Barbara seconded the motion. Motion passed.

F. Website is still a work in progress.

VII. Open Forum:

VIII. Next Board Meeting: Thursday, February 10th, 2022 Cross Point Church 6:30 pm.

IX. Adjournment: Barbara made a motion to adjourn the meeting at 8:25 pm. George seconded the motion. Motion passed.