

2021 Silverwood Homeowners Association Annual Meeting - Minutes

1. Call to Order: Meeting was opening by Tim Sanderson, Silverwood HOA President at 6:30 PM at South Community Church Community Life Center and online at <http://global.gotomeeting.com/join/510190173>. Introduction of the Silverwood HOA board members, President, Tim Sanderson, Vice-President, James Peachy, Treasurer, Gary Yeager, Secretary, Jerome Vascellaro, Member at Large, Jesseca Welch and April Hubler with Collins & Associates
2. Minutes of the 2019 were read and officially approved with motion to approve by Jerome Vascellaro with a second by Jesseca Welch and unanimous approval. It was addressed with attendees online and in person that there was no meeting in 2020 due to the COVID 19 pandemic.
3. Officer Reports
 - Vice President, James Peachy – Review of the balance sheet. The balance sheet as of April 30, 2021, includes total cash of \$45,938.45 (\$17,386.01 in operating cash and \$28,552.44 in general reserves). Liabilities included prepaid dues of \$2,425.28. Retained earnings are \$50,374.39, with a net income -\$6,861.22, which leaves the HOA with a liabilities and equity total of \$45,938.45. We do have some key expenditures, including the neighborhood fence and pool decking coming up and the board is looking to be as responsible as possible to not deplete the reserve and complete these projects without dues increase or additional assessment.
 - Treasurer, Gary Yeager – There is 1 homeowner with outstanding dues
 - Secretary, Jerome Vascellaro – nothing to report
 - Member at Large, Jesseca Welch – nothing to report
4. Old Business – Neighborhood Projects
 - Pool maintenance – new pool cover in Fall of 2019
5. New Business
 - The fence on the west side of 86th East Ave, does need to be replaced. Bids are currently being taken for a full fence replacement. At this point, the fence replacement is looking to be around \$10,000. Silverwood HOA President Tim Sanderson shared, with wood prices going up, the board is looking to ensure the cost of replacement is reasonable for the neighborhood. For the wood fence on the east side of the neighborhood, there are going to be some repairs made and it will be cleaned and stained since the wood is still in good condition. This will also be looked at for replacement in the next few years, possibly with a concrete or brick bottom board to help prevent any bottom fence picket rot.

- Pool decking resurfacing – continuing services to bid based on cost. The initial bid was north of \$10,000 and that's the reason for multiple bids. The board is looking to have this completed outside of the season in order to keep the pool open and limit any disruption this might cause for the Silverwood residents.
- The pool pump fence was completely replaced
- Landscaping was discussed due to some overgrowth and possible dying plants either by the pool or neighborhood main 111th entrances. Gary Yeager and James Peachey discussed the formation of a neighborhood beautification committee to provide the labor so some of these areas can be updated. An invitation was made during the meeting.
- Fines for houses not following bylaws and covenants have been submitted, including liens if necessary. Van Peters asked about 8812 S 110th E Ave and the yard that seems abandoned. There have been 2 fines and a notification has been sent to the code violations to the City of Bixby Code Violations Department. Neighbors should also file complaints, in addition to Collins & Associates and the Silverwood HOA Board because the more complaints the city receives the more likely they are to act. April from Collins & Associates discussed the fines seem to be going to the same houses. Increase of fines was brought up and it is possible to increase fines, but the fine schedule is something the Silverwood HOA Board is going to have to make sure is appropriate for the violation and the increase is appropriate. The board will be looking at the fine fee schedule to assess any areas that can be increased based on repeated violation. Frank Farris addressed the board about reserve D, which hasn't been mowed yet. Michael Chandler with South Tulsa Lawns will be contacted immediately to mow reserve D.
- If there is a problem with the sidewalk or street (including cars parked for more than 24 hours), that needs to be reported to the City of Bixby Code Violations Department along with Collins & Associates as well as the Silverwood HOA Board.
- Currently the Silverwood HOA Board is also serving as the ARC (architectural review committee). Volunteers were solicited during the meeting and interest in serving will be welcomed. In accordance with the Silverwood Neighborhood Bylaws and Covenants, all exterior requests need to be presented via the correct ARC request form and approved by the ARC committee. This includes any but not limited to exterior landscaping, roofing and painting.
- Neighborhood Website needs to be updated, with an updated directory. Bob Thornton will be contacted to get an idea of how since he was the last administrator. The Silverwood HOA Board will also be working with Collins & Associates to explore an opportunity for a more comprehensive digital service. There is a Facebook page for Silverwood Neighborhood that can be found at, silverwoodneighborhoodhoa.com
- If there are inquiries that need to go to Collins & Associates, April mentioned that they are moving to a more comprehensive email at help@collins-associates.com

6. Election of Board Officers – no current open board positions. We do have open committee positions
 - Welcoming committee
 - Architectural committee
 - Beautification committee

7. Adjournment by Silverwood HOA President, Tim Sanderson at 7:48 PM