

Silverwood Homeowners' Association Minutes of Annual Meeting
Hardesty Library – May 3, 2016

Meeting was opened by Silverwood HOA President Van Peters at 6:30 p.m.

Financial Report

- Darren Kinsey with LionHeart Association Management ("LionHeart") covered the financials for Silverwood HOA (2015 actuals as well as 2016 budget).
- Financial Report will be provided to the administrator for posting to the Silverwood HOA website.

West Retention Pond Ownership / Responsibility for Mowing

- HOA Board agreed to have our current landscape crew mow the retention pond until such a time that the City of Bixby can take it over to prevent overgrowth and the snake/mouse/mosquito problem that could be caused as a result of not maintaining it.
- Residents were asked to assist with a quicker resolution to this matter by contacting Shirley Brown with the City of Bixby ("City") to inquire about when the City may plan to begin mowing this area.
- Mowing to be scheduled this Friday as gesture of good faith to City.

Neighborhood Monthly Inspections / Resident Questions

- Darren Kinsey with LionHeart explained their capacity with regard to neighborhood monthly inspections and the resident notifications that come about from them.
- LionHeart can address any specific questions a resident may have by contact through info@lionheartmanagement.net.
- Questions were addressed regarding covenant issues such as fence height/color. Any projects done to the exterior of a home in Silverwood should refer to the Silverwood Covenants as well as reach out to LionHeart for approval before proceeding. Copies of the Silverwood Covenants are available on the Silverwood website.

Neighborhood Projects

- HOA Board is considering improvements to the neighborhood including adding electric on the west entrance to help with Christmas light installation in the future as well as upgrades to our existing lighting at the east entrance.
- Emphasis was made that lighting on/around houses relates to neighborhood security.
- Report street light outages through the following link:
<https://www.psoklahoma.com/outages/report/StreetlightProblem.aspx>.

HOA Website / Nextdoor Silverwood AP

- Requests were made for information to be posted and updated on the Silverwood HOA website.
- Nextdoor Silverwood Ap was suggested for use as an additional means of communication since there is such a high percentage of Silverwood residents that are currently signed up for it.

HOA Board Positions

- Board made request for volunteers for open Board positions as well for residents to volunteer their services to form an Architectural Committee to help with the approval process on neighborhood projects such as Christmas light installation. Homeowner volunteered to be Silverwood HOA Secretary.
- Darren Kinsey for Lionheart also made suggestion regarding the establishment of a Social Committee that might help organize some neighborhood functions such as pool cookouts.

LionHeart Contact Information

- Website <http://www.lionheartmanagement.net>; email info@lionheartmanagement.net.
- Regular office hours are Monday through Friday 9:00am CST to 5:00pm CST. Office phone is 918-401-0332 and office fax is 918-279-7183.

HOA Dues

- Dues for 2016 will remain the same as 2015.
- Electronic payment method will be available this year with information provided by LionHeart.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Gloria Jones

Silverwood HOA Secretary