

SILVERTON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 6, 2007

Attending: David Forvendel, President
Kirk Wilson, Vice-President
Norm Kelly, ARC Chairman
David Arout
Eddie Neuwirth
Cathy Lemly, PPM Manager
Nichole Farrar, Secretary

The meeting was held at the Danny BBQ Restaurant at 9561 Chapel Hill Road in Morrisville. The meeting was called to order at 6:00 pm. The meeting minutes from January HOA meeting were approved.

Management/Financial Report:

- o No taxes are due.
- o 2 properties under \$500 amount for foreclosure
- o \$6200 carry over from 2006. Funds to be put into main capital reserve account. Motion approved.
- o Water leak Town of Cary will credit \$168.81.
- o One sign was repaired and other sign that needs to be repaired is on its way.
- o Silver Oaks sign is missing letters on the pool side.
- o Cary Parkway and Thorpe sign is messed up. Will cost approximately \$242.43 to fix scroll on sign.
- o Kirk Wilson to send a note to Cary Police to patrol neighborhood due to sign damage.

Committee Reports:

Websites

- o Jeff Fox is interested in managing our website. Currently our budget is \$1450/year. January was \$136.50. Last year our cost totaled \$1000. Problems noted are that postings can take a couple of days. David to talk with Wendy to address timing in postings. We will get a quote from Jeff Fox and discuss at next meeting.

Landscape

- o New bushes have been placed near rose bushes.
- o Replaced most dead plants at entrances.
- o Corner of Silvercliff there is a 10x5 ft lot not being taken care of – Cathy Lemly to look into.
- o Need to use a variety of plants (2-3) colors and not tall plants.

Old Business

- Attorney sent fine letter with \$1160.00 as fine to property on New Rail. Letter was ignored. Now attorney to send a letter with full fine amount of \$5800.00 and lien on property. – Motion accepted.
- On street parking – There was a discussion about the letters that went out to the properties stating no on street parking. It appears that nothing has changed. Discussion to go further with enforcement. First phase start with commercial vehicles. Discuss more at beginning of next meeting.
- Erosion of Common Area – Common area at Canyon Run & Kenyan Town of Cary is responsible for and the erosion that is taking place is normal. We are responsible to hire an engineer to fix if we are not happy with it. The erosion is caused by storm water run off. At this time there are no trees that are harmful.

New Business

- David Forvendel signed 2006 Audit Engagement letter. Needs to be signed yearly.
- Landscape contract up for renewal. Currently we are using Fontaine and the bid is for a 3 year contract. This will be our 3rd contract. Greenscapes contract would be for 1 year and is \$2000 less. Decision was to go monthly and discuss with Fontaine to have 1st year 3% increase and no increase in year 2 and 3. Continue to periodically get quotes from other contractors to make sure we are not paying too much.
- Discussion concerning pool request for Larcspace property. No response from David Forvendel until there is an official ARC submitted for the pool
- Concerning new developments in area - Make residents aware of the developments thru the website. After this the board backs down.

Social Committee

- It was agreed to have three events this year plus the neighborhood garage sale. Near Christmas time we will review budget.
- Spring Picnic - April 22nd North Cary Park Shelter (\$500 approx.)
- Plan a summer outing to a Bulls baseball game. Possibly rent party deck or have grass tickets. David Forvendel to get pricing.
- Garage Sale – Late June possibly.

Annual Meeting

- No elections this year.
- May 8th if room is available or May 10th or May 15th. To be held at Bond Park in the Dogwood Room.
- Items to cover at meeting – Approve minutes from last year, Proxy and have neighborhood watch.

Meeting was adjourned at 8:52pm. The next meeting is Tuesday May 8th, 2007.