

SILVERTON HOMEOWNERS ASSOCIATION MEETING TUESDAY, November 6, 2007

Attending: David Forvendel, President
Kirk Wilson, Vice-President
Norm Kelly, ARC Chairman
Eddie Neuwirth
Jeff Cox, Treasurer
Cathy Lemly, PPM Manager
Lena Deptolla, PPM Manager
Liz Adams
Nichole Farrar, Secretary

The meeting was held at Café Carolina in Cary. The meeting was called to order at 6:13 pm. The meeting minutes from September's HOA meeting were approved.

Announcement:

- Cathy Lemly has been reassigned. Lena Deptolla is now taking over.

Management/Financial Report:

- 1 delinquent account.
- Muller forward to attorney. Collect delinquent balance. Possibly will not fine since foreclosure can not happen with a fine balance.
- Sherman still same situation. Will not go into foreclosure without a \$500 balance. In January they will reach a \$500 balance.
- Wee will wrap up the year with a little less than \$20k left over. In January we will move this money over to reserves.
- Nothing out of the norm for October's financial statement.
- Miscellaneous has \$1777.00 leftover. Move part of money leftover to the Holiday Party budget.

Committee Reports:

Landscape

- Water usage letter was sent, still have not heard anything back.
- Keystone/Thorpe landscape design once received will forward.
- Fixed irrigation system.
- Cary Pkwy/Evens sign is cracked. Will have a maintenance person check to see if they can be filled in. Will get a quote.
- Wreaths for the holidays will be ordered from Environmental Company for \$26.00 each for the 21" real wreath with a red bow.
- No flowers are currently at the sign for Silver Oaks. See if Fontaine can add flowers for under \$100.00.

ARC

- Receive 2 new ARC letters. One of the letters is for a house that painted without submitting a report.
- ARC has been reasonably busy.
- Motion to appoint Dan Crain to the ARC committee was approved.
- Discussed Keystone privacy fence that was installed. Need to review.

- There are a lot of yards that are not being kept up and house in disrepair. How should we handle? We are going to setup to have everyone on the board cruise a section of Silverton and fill out a form with items that need to be fixed.
- We will send out a letter to all residents in January or February with a note about board assessing houses. We will include a copy of the check list that will be used.

Website

- Will talk to Wendy about redesigning the website so it is not so cluttered. Wendy is open to meeting to discuss changes. Will meet after the first of the year.

Social

- Holiday Party is December 8th at Herb Young Community Center. We will need the room for 3 hours (3:30-6:30). The party will be from (4:00-6:00). There is not enough money in the budget of \$852.37. Last year we spent \$872.35. The room and food cost have increased this year.
- Motion to increase this year's budget to \$1200.00 was approved.
- Invitations to the party will go out with statements. Statements will go out before Thanksgiving.
- RSVP form will also be on the website.

Development Committee

- Park West (Cary Pkwy/54) planning and zoning now. Public comment phase is now over.
- Edwards Property (Cary Pkwy/Evans) moving forward with planning and zoning November 13th, 2007.

General Comments

Old Business

- Definition of a commercial vehicle was reviewed to make sure the complaint received on a Ford E150 with no signs could not be enforced.

New Business

- Silver Rock Court across from Norwell quote from Rodney's Sign Company to repair sign was \$8160 from September.
- Silver Lake may change signs to something like Weston's signs. We need to get a quote to move Silver Lake's sign to replace one of our broken signs.
- Muller's account already discussed.
- Going to have Rodney's assess the signs we currently have and meet again.
- We will send a letter to the resident requesting a sign at their entrance off of Cary Pkwy. Mention that we are still reviewing and will get back to him as soon as a decision is made.
- Budget is to roll \$10k per year into Reserve. We currently are at \$100k. We need to build a plan to repair or replace our current signs.
- Review study to see what the life expectancy is of the signs.
- Get a few different quote options: Repair what we have, replace what we have. Also see if we can get a list of problems with the possible replacements.

Meeting was adjourned at 7:37 pm. Tuesday, January 8th, 2008 is our next meeting..