

Silver Oak Condos
Annual Meeting Minutes
September 26, 2023

Meeting (met in parking lot for the convenience of the attendees) called to order at 6:02pm.

Established quorum. Can conduct business.

Board members in attendance: Kiki, Korine, Julie, Chera, Richard, Debra. Steve Gulling - Property Manager.

Agenda approved.

President Report: Nothing to address.

Discussion of following:

1. Google Fiber: Zach - salesperson, and Tony - construction manager gave presentation on Google Fiber. Conduit is completed. Able to utilize by end of 2023 if homeowners in agreement. Three options for service: 1) Run cables from the attic through the second floor walls down to the first floor, which would be the best aesthetic and reliability. 2) Run cables from the attic down each breezeway with the cable going from the front door of each unit and connected by an invisilight cable to the box inside the unit 3) A box on the outside of each building with an invisilight cable run under the siding to each unit. All will be installed at no cost to HOA or homeowners. Only pay for monthly service - no contracts. 4 speed options.

2. Vote: Effective January 1, 2024, all units must be owner-occupied. Need 51% (49 signatures to pass. Did not pass.

3. Approval of 2022 meeting minutes.

4. Cameras have helped with the illegal dumping. But we need everyone to be vigilant. If you see something, say something.

5. Review of financials: Balance Statement, Profit & Loss, Dues breakdown.

6. Planning for unexpected expenses: some homeowners are upset about \$200/month in dues. Compared to other similar associations in the area, we pay considerably less

7. Upcoming projects: re-plant bushes, concrete work, landscaping (want to plant? Need board approval) Mulch is an ongoing expense. Think about river rock instead. More expensive up front but cheaper in the long run.

Homeowner concerns:

1. Fireplaces - have had some birds building nests in the flues.

2. The gutters by the patios have been eroding the soil next to the steps. Will look at filling in.

3. Any big maintenance projects in 3-5 years? Possibly putting down rock instead of mulch.

4. Someone to clean out air conditioner units? That is the homeowner's responsibility. Should be cleaned out when serviced. Had a discussion that we have no outside spigots, so we were told that the air conditioner serviceman can run a hose from the kitchen faucet or the washing machine.

5. Homeowner wants a vote on Google Fiber. It was discussed that #2 is the best option because #1 needs 100% participation. Homeowner was concerned about aesthetics, but Steve explained that he had already had top-floor homeowners say they will not allow anyone in their units.

6. Satellite dishes - whose responsibility to remove?

Treasurer Report: Approved

Election: Current board re-elected for continued term.

Kiki moved to adjourn meeting at 7:17pm.