

SilverOak Condos
Annual Meeting Minutes
October 7, 2024
5:30pm - Silver Oak parking lot

- * Call to order at 5:30pm
- * Established quorum with 50 residents/proxies. Can conduct business! Need 49 to conduct.
- * Board members in attendance: Kiki, Korine, Chera, Julie, Richard and Debra.
- *Agenda approved.
- *President's Report: Talk of some repairs, financials, keep positive thoughts about snow removal/ice removal/salting of sidewalks.
- *2023 Annual Meeting Minutes: -Motion to approve
 - Second
 - Motion Carried
- *Financials: \$119,000 in CD/Savings/Checking. Biggest expenses: Insurance, alarm monitoring, lawn care, repairs, snow removal, trash (illegal dumping), lights, power washing, bird nests, tree trimming.
- *Discussion of following:
 - Bird spikes - install over sprinklers that don't have any?
 - Landscaping - save \$ in long run to purchase river rock instead of mulch.
 - Illegal dumping - if you see something, say something. (Email Steve to look at camera footage.
 - Pet policy - 2 pets - combined weight of 35 lbs.
 - Big dogs leave spots on lawn.
 - People not picking up dog waste.
 - Rash of overnight burglaries - lock your cars!
 - Key pads on garages flipping up with wind? OR someone trying to get in?
 - If you see something, say something! Stolen car dropped off in our parking lot! Be vigilant!
 - Volunteers for board? 2-3 meetings per year, mostly by Zoom or email.
 - Walk-around in Spring.
 - Vote: to keep same board and add 2 members.
 - All in favor
 - No opposition
 - Assessment insurance - Do you have it? if we have a wind/hail event and have a claim, insurance will cover your part of the assessment. Talk to your agent.
 - Dues increase: \$25 increase in Jan '25 to \$225. \$25 increase in Jan '26 to \$250.
 - Do we try again for strictly owner-occupied units? do we want to bring issue back to the table? Need signatures witnessed by Kiki. (Now: according to declarations, 10% can be rental units, BUT, we can change declarations if we vote for it. Last attempt we were short two votes. Are owners allowed to sub-lease or rent out a room? GET LEGAL ADVICE TO MAKE SURE WE DO IT RIGHT.
- *Motion to adjourn at 6:14pm. Motion seconded.