

# Silver Oak Condominium Association

## Board of Directors Meeting

### July 20, 2021

Minutes of the Board of Directors Meeting of the Silver Oak Condominium Association, West Des Moines, Iowa held on the 20th day of July, 2021.

Board President Kiki Joslin called the meeting to order at 7:35pm.

#### **Attendees Present:**

Kiki Joslin, Korine Nelson, Debra Hoepker, Richard Cook

#### **Also Present:**

Steve Gulling, Property Manager

#### **Reports:**

Financial Report given by Steve Gulling

#### **New Business:**

Due to an increasing number of investors wanting to buy units for the purpose of renting, we have discussed rewriting the by-laws to reflect that any further sales need to be owner-occupied units. Need to retain lawyer to write an amendment to declaration legally. (Board members may re-write Rules and Regulations on their own, but need a vote of homeowners to amend by-laws).

Annual meeting for 2021: Rent Hy-Vee conference room as we have in the past or have an informal meeting in the parking lot? We also discussed utilizing [electionrunner.com](http://electionrunner.com) anytime we need a vote so that homeowners can vote from any location on any device, thereby eliminating the need for a meeting that no one comes to and not meeting quota.

Garbage bay in front of Building 17000 is a mess again. New occupant contacted Steve to voice her concerns about tenants (or illegal dumpers) filling the garbage bays with items that the garbage company will not pick up. We will look into getting cameras installed to try to curb the problem. (We've already tried deer cameras but found them sporadic and unhelpful.) We need to research different types of cameras with high enough resolution to read license plates on vehicles and will need a wi-fi source.

Four roofs have been completed with new shingles (16000, 17000, 18000 and 19000) and they look very nice. Two more buildings need completed, hopefully in fall of 2021. Garages also need completed and are tentatively scheduled for 2022. Steve will get prices on shingles: Have they gone up or down?

Discussed option of taking down unwanted signs (no soliciting, children at play, speed limit, etc.) and replacing them with permanent signage for buildings thereby making it easier to delivery people to find the correct address. We will have some mock-ups created and will make a decision at a later date.

We need a walk-thru to check the state of the buildings and parking lot. Board members are scheduled to walk the complex on July 26, 2021 and will compile a list of improvements and maintenance issues at that time.

**Business:**

***Motion:*** To send out a postcard mailing explaining the [electionrunner.com](http://electionrunner.com) website and the procedure of how to vote. The first vote will be the decision to rewrite the by-laws stating that any further sales of condo units in Silver Oak be owner-occupied only. Motion introduced by Kiki Joslin. Motion seconded by Korine Nelson. (Vote was 4-0 in favor of motion)

***Vote:*** Motion passed unanimously.

**Meeting was adjourned at 8:37pm**