

Silver Oak Condos
Annual Meeting Minutes
October 7, 2025
6:00pm - Silver Oak parking lot

*Call to order at 6:06pm

*Established quorum with 59 total residents/proxies. Can conduct business!

*Board members in attendance: Chera, Donna, Julie, Kiki, Korine and Richard.

*Agenda approved.

*President's Report:

Many projects completed this summer:

*Laying river rock instead of mulch, laying bricking and pavers along with rock.

*Signs erected at entrances stating parking for Silver Oak residents/guests only, no illegal dumping, etc.

*Trying to solve bird problem by hanging disks/reflectors at entrances to breezeways.

*Parking lot striping.

*Tree and bush trimming.

Garage (framing is underway) is under construction after the accident. Juveniles stole a car and hit the side of the garage. Car ended up 4 garages deep. Our security cameras caught the accident and got footage of the two people walking away, but they have not yet been identified. HOA insurance will have to pay for the damage, with a \$10,000 deductible. IF YOU SEE SOMETHING, SAY SOMETHING!

Several cars have been burglarized in the past year. Our security cameras are helpful, but not perfect. Lock your cars and take out any valuables! IF YOU SEE SOMETHING, SAY SOMETHING.

Reminder: HOA dues go up \$25 in January 2026 to \$250 per month. All expenses, especially insurance are going up. We needed to be proactive. The decision to raise dues is never taken lightly.

*2024 Annual Meeting Minutes: - Motion to approve, seconded. Motion carried.

*Financials:

Many years of no dues increases, the current board decided it was time to be proactive build a savings cushion and to prepare for any maintenance that may be needed on a 20-year-old complex. Now that the roofs are new, the next projected large maintenance project is repairing any concrete (including steps and sidewalks) that may need it. In response to a homeowner's question about further dues increases - there are not anticipated increases in the foreseeable future, but we don't know what tomorrow may bring.

In response to a question about the verified marketable rate of the CD we hold it was stated that Steve gets the best rate he can.

In response to a homeowner concern about \$25 being too high of a monthly dues increase. We discussed how it was justified and discussed the balance sheet and expenses. The biggest expense is insurance. That is followed by trash, snow removal, lawn car, sprinklers, water,

lights in the parking lots, breezeways, and garages, and the expenses involved with illegal dumping.

*Resident questions or concerns:

If dumpsters are overflowing, the garbage company fines us. IF A DUMPSTER IS OVERFLOWING, PLEASE USE ANOTHER!

If you see someone illegally dumping in our garbage bays, do not confront them. TAKE PICTURES! Write down license plate. Call or email Steve to look at the security camera footage. Fines for illegal dumping will be sent out and a choice will be given: either retrieve garbage from the dumpsters OR face fine/arrest.

When the auto accident affecting the row of garages occurred, power was off in those garages for several days. Some residents were not able to get in their garage. It was brought up to speak to a locksmith or a garage door company to have a key made for the emergency release lock which allows you to manually disengage the opener in the event of a power outage. many owners were not given the key to that lock when they bought their units.

Birds in breezeways are still a problem. Reflective disks have been installed at the entrance to all breezeways. Some residents said they see an improvement, some didn't. It was brought up to try a product named "Bird B Gone" in the springtime.

*Vote for new board members:

Kiki (President) stepping down.
Korine (Secretary) stepping down

Going forward board members will be:

Richard - President
Chera - Vice President
Secretary - Donna
Treasurer - Julie (will continue in role)
Judy - Director at Large

Motion to approve new board members, motion seconded, motion carried.

*Meeting adjourned 6:48pm.