

41 Silver Lake Dr. RINCON, GA 31326

SPHA Monthly HOA Meeting Agenda

August 17th 2017 – 7:00 PM

Board members present: Marty Haloda, Cynthia Felipe, Kristen Norton and Joanna Cartrette

Marty called to order at 7:07pm

As copies of previous Meeting Minutes, June 15th were made available for review, Marty asked for approval, it was 1st, 2nd and unanimously passed with the correction from Lisa Birzer of the social committee that the yard sale date had been set at October 14th.

Presidents Report: Marty reported

- All of the 5 fountains in the lakes were operational and we are just waiting on some quotes for the light kits.
- We received a quote from A-1 lawn service for cutting/trimming the poppas grass and we are waiting for a few more quotes.
- The guard house has been nicely painted the new A/C installed.
- The gate is now operational as we had to wait for belts to be ordered, but the micro phone at the visitor call box still needs work.
- A new basketball backboard is being delivered to replace the badly broken one, looking for volunteers to help replace it.
- The speed bump needs to be reinstalled, along with Wade Britt, we need some volunteer to help reattached it.
- There are some trees from last year's storm that are down in the back of the property of the clubhouse, Marty is looking for volunteers to look at what's what come fall when the snakes are not so bad.

Treasurer Report: Joanna reported

- The delinquencies have gone up to 12 homes, but that 67% of the total of \$5450 was 2 homes, 1 in foreclosure and 1 in bankruptcy.
- Our checking account has stayed pretty consistently with a balance between \$165k and \$170k with the current balance of \$169,111. The total in the 3 funds we have is \$183,977, with some of that amount the board has approved of for expenditure on the drainage issue.
- The board would like to also establish a fund to support our "Emergency Management Plan" that will be on the next budget.

Marty asked for a motion to approve the treasurer report, it was 1st, 2nd and passed unanimously



41 Silver Lake Dr. RINCON, GA 31326

Committee Reports:

Covenant Inspection Cindy reported

- We have sent out 31 letters of Covenant Violations, some first warning, some second warning and 3 final warning with a fine attached.
- We are going to try a different review process for inspections the committee will be meeting soon. And we still have residents that are parking vehicles on their front lawn.
- We are working on gathering resources for addressing the mailboxes and having them available to the residents.
- Another document that needs to be revised is the architectural guidelines to help residents with understanding what is required per the covenants.
- Just a reminder that we, not the county is responsible for our community roads/ditches, with the exception of Chimney Road. Chris Withem reported that he called the county and they have a plan to work on Chimney Road.
- There was a question to Cindy about the color that can be used to paint the outside of the homes, and she read the requirements from the covenants and they were pretty vague.

Clubhouse/Common Grounds/Lakes/Office Sherry reported

- The clubhouse had a water main break and it was repaired by H2O plumbing for \$750
- The furnace has been installed and the cooling in the clubhouse is now exceptional
- We are getting quotes on some signage for around the lakes and back.
- I am waiting to hear back from Georgia power about replacing the two lampposts with one of theirs, giving us 2 extra for the community.
- And don't forget to look at the beautiful benches that have been placed on each of the lakes.
- We have quotes for improvements to the landscaping at the front entrance, with costs between \$4600-\$7700 the board will have to look at how much can be address in the budget, maybe in stages.

Gate Marty said that the committee is still working on a replacement solution

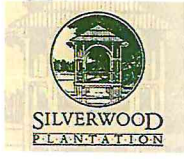
Roads and Drainage, Marty said we will hold all updates for the meeting next Thursday as the Drainage committee is presenting a plan to the community

Social Lisa Birzer reported

- Although we do not have a date yet, Wade Britt has offered to cook BBQ for our next tailgate party
- The next yard sale will be October 14th

Website, Sherry asked that all check out the new website that our volunteer webmaster Cindy Campbell has done for us.

Welcoming no new residents to report



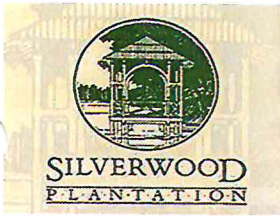
41 Silver Lake Dr. RINCON, GA 31326

New Business

Two concerns were brought up, snakes and mosquitos. Terry offered to check out what it would cost for mosquito spraying and the board said they would look into snake options.

No other business Marty call for motion to Adjourn, 1st, 2nd and unanimously pass,

Adjourned at 8:21pm



41 Silver Lake Dr. RINCON, GA 31326

Silverwood Plantation Homeowners Association Meeting

August 17th, 2017
Attendee Sign In Sheet

Print Name

Signature

Colada Darnay

Colada Darnay

MARTY J. HALODA

M. Haloda

Joanna Cerbette

Joanna Cerbette

Trena Bufe

Trena Bufe

Mark Bufe

Mark Bufe

Anne Sawyer

A. Sawyer

Kristen Norton

Kristen Norton

Jim Brownings

Jim Brownings

Maryann Brownings

Maryann Brownings

LISA A. BIRZER

Lisa A. Birzer

JOHN AVITABLE

John Avitable

Kris Withem

Kris Withem

Juliet Withem

Juliet Withem