

41 Silver Lake Dr.
RINCON, GA 31326

SPHA Meeting ^{Minutes} Agenda
January 19, 2017 @7:00PM

Board members present:

Marty Haloda, President
Cynthia Felipe, Vice President
Joanna Cartrette, Treasurer
Mike McKeever, Recording Secretary
Kristen Norton, Corresponding Secretary

Call to order by Marty Haloda, 7:08PM

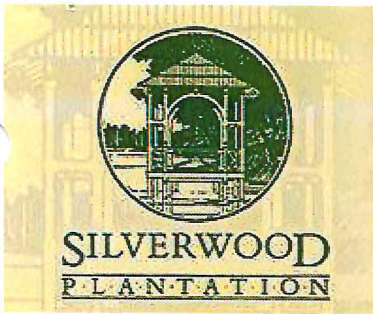
After a brief intro, Marty had Kristen Norton read the minutes of the board meeting that was held on January 12th 2017. Open for discussion, Cynthia Felipe wanted the item where the board voted not to have the gate open during a recent request for an estate sale recently to reflect that the board was not given a reasonable amount of time to act on the request. Juliet Withem said she was familiar with Estate Sales and would help out if needed. Other comments; Brett Edwards introduced himself as a new resident at 130 Cypress and Sherri Gordy made a comment about the purchase of new tables and chairs left over from previous budget, and that she had done research on, and had numbers if the board wanted that information.

Motion for approval of the minutes with added comment: 1st and 2nd and approved.

Joanna Cartrette, Treasurer gave the financial report. We have in the gate fund; \$10,100.99 in the Checking; \$152,205.42 the drainage fund; \$23,761 and the road fund; \$125,115.71. There was a brief background given by Karen Moore, previous Treasurer on how the funds were set up for the gate fund last year. (This information is also part of the budget that is posted online).

Marty Haloda wanted to thank all of those who help taking down holiday decorations, Mitch and Lisa Birzer, Debbie Winkler, Robbie Cleland. And for volunteering to take on the responsibility of the community sign, Sherri and Doug Gordy.

Marty followed by stating some of his objectives for his role on the board and some updates on on going items. Bishop Tree Service will be completing the remaining tree/limbs/debris cleanup of all common areas. Maintenance and upkeep of the tennis courts, he will work with Bill Stone. And we will be enforcing covenant



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violations, the plan is to first use the personal approach followed by letters of notice as stated in the covenant policies.

Other objectives included improvements on the Website, maybe to include a community bulletin Board. Kristen will work to improve its user friendliness and other ways to electronically connect the neighborhood for work and play together.

Cynthia, as the board member in charge of covenant violation is looking for individuals that will work on that committee, but first and foremost to make sure all the violations we ask residents to obey are clearly available to view and that all documents are properly filed.

Cynthia also signed up for being the Board member attached to the RA's. (Representative Assembly). The discussion was, should the current board dissolve the RA's as a none functioning program. Bryron Lott felt it was a very viable and useful function for the Homeowners Association. If the board would change the requirement that the representative needed to live in the district he could find enough people to fill the 22 positions it would take to continue the program as documented in the bylaws. The board agreed to give him and Robbie Cleland another chance to present this to the board.

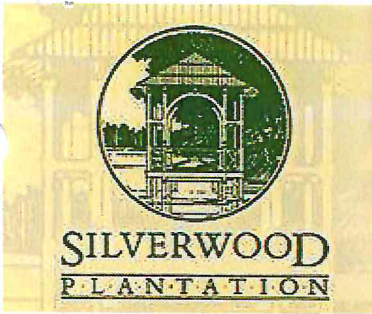
Cynthia is also looking for volunteers for the Roads and Drainage committee that both her and Mike McKeever are on and the social committee that Cynthia is on.

Kristen Norton gave her objectives, to improve neighborhood relations and working on the gate. Kristen will help facilitate on the gate committee to explore the options we need to plan for the issues that are ongoing with the old gate system in place. Also on Kristen's list is the landscaping and overall appearance on the common grounds and finally the option was put forth into finding another attorney to represent the Silverwood Plantation HOA.

Other updates by Marty were that the A/C was broken in the guardhouse, which the condition of the guardhouse needed to be revisited as its in awful condition inside. The back drain off of Lake Tomacheechee had broken concrete and a quote was asked for by Bishop Tree service in repairing it. The fountain in Lake Tomacheechee is broken and we are waiting to get the cost of that replacement. We will be looking into restocking the lakes with grass carp.

Both Joanna Cartrette and Mike McKeever both expressed their objectives were the same as the other board members and looking forward to working with new committees.

Open for Question:



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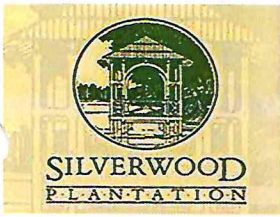
Sherri Gordy wanted to know how long before action is taken on covenants? Cynthia answered that she would like to meet with the attorney but didn't see it taking that long, maybe 2-3 months. First item for consideration on covenant violations are the lights out in the neighborhood.

Cherol Lott wanted to make sure that if the new board did disassemble the RA's that "thanks you" to all that worked so hard on that program for years, should be acknowledged.

Juliet Withem mentioned that she had written a letter to the board about "things all the residents can do to improve the security at the gate". She explained that these were things that could be done right away, like shortening the timing on the entrance gate, don't let people come in behind you, etc.

Robbie Cleland had a question on cost of commercial people getting a gate card. \$100

Call for meeting adjournment, 1st and 2nd all in favor.



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Silverwood Plantation Homeowners Association Meeting

January 19th, 2017
Attendee Sign In Sheet

Print Name

Signature

Joanna Cartrette

Joanna Cartrette

Kristen Norton

Kristen Norton

MARTY HALODA

Marty Haloda

Cherol Zott

Keis Withem

Keis Withem

Juliet Withem

Juliet Withem

Bill Stone

Bill Stone

Sherri Gordy

Sherri Gordy

Hannah Gordy

Hannah Gordy

Debbie Wierker

Debbie Wierker

Karan Moore

Karan Moore

Brett Edwards

Brett Edwards

Robert Cleland

Robert Cleland

Sue Anderson

Sue Anderson