



1322 Fretz Drive • Edmond OK 73003 • president@silverhawkhoa.com
Minutes for SilverHawk HOA Monthly Board Meeting, March 2016

Call Meeting to Order

A Board meeting of the SilverHawk HOA was held on March 1st, 2016 at the SilverHawk Clubhouse. It began at 7:03pm and was presided over by Chris Painter, with Mandy Lunsford as secretary.

Roll Call & Quorum Determination

Voting members in attendance: Chris Painter, Lisa Slaton, Mandy Lunsford, and Chad Hoffman. Mechille Calhoun was not present. Quorum established.

Guests in attendance: Jesse Kemp, Kevin Mashburn, and Virginia Slaton

Approval of Agenda

A motion to approve the agenda was made by Mandy Lunsford and seconded by Lisa Slaton. The motion carried unanimously.

Invitation for Guests to Speak: Jesse Kemp asked for permission to speak during the New Business agenda items regarding the Villas. Permission was given and the Board asked all the guests in attendance to join in whenever they would like to speak.

Approval of Minutes

The previous meeting's minutes were approved through email by Mandy Lunsford, Chad Hoffman, and Lisa Slaton on February 8th, approved through email by Chris Painter on February 10th, and approved through email by Mechille Calhoun on February 12th. These minutes were posted to the website on February 15th.

Treasurer's Report

The Treasurer's Report was presented by Lisa Slaton.

Committee Reports

- a. **Architectural Committee (Mechille Calhoun):** not present
- b. **Legal Affairs/Compliance Committee (Chris Painter):**
 - **Declaration Amendment:** The Board read over the most recent revision and made notes for the attorney.
 - **Dues:** Chris will be making a resolution to place liens on properties with outstanding dues on the date of March 16th.
- c. **Welcoming/Social Committee (Lisa Slaton):** There have been 6 closings since January 1st.
- d. **Grounds/Improvements Committee (Chad Hoffman)**
 - **Mowing/Spraying Bids from Neighborhood Services:** We need one more mowing bid and 2 more spraying bids from Kara. The Board reviewed the first spraying bid we have received; in the process of trying to negotiate a lower price. We want to get this decided as soon as possible so that the first application can be applied.

e. Pool Committee (Chris Painter):

- **Pool Opening:** Planning to open pool Memorial Weekend like in season's past. Kevin mentioned that we will need to send someone to the 2017 Oklahoma County Health Department Pool School. We have all the certification and licenses for the 2016 season.
- **Bids:** Kara needs to get this done as soon as possible so that we can start getting the pool ready for the season.

Old Business

- **Bios for Website:** Still needing a bio from Chad and Mechille
- **Earthquakes/Dahl SWD Facility:** No HOA members have requested a copy of the slideshow presented at the February meeting. See motion #1

New Business

- **Update on Phase 2 Meeting with Developer:** The developer has agreed to start the process of cleaning up the problem areas in Phase 2: adding more gravel to the emergency access road and lining it up with the access drive, removing the large chunks of concrete and construction debris from the common area, raise the sunken sidewalk near the south pond, cleaning up the pipeline areas. He is also looking into gating off the emergency access road and placing signs at both entrances to keep people from driving on it.
- **Pool Card Requests on Website:** These are being sent to Kara at Neighborhood Services. May add a second email if possible so we will also be notified when a request is sent.
- **Villages Roads Update:** After further investigation with the City of OKC Public Works Department and the Oklahoma County Court Clerk, it has been determined that a Partial Vacation of Plat was done to the Villages roads, turning them from private to public. Public Works will be changing out the white private road signs to the green public road signs in the next few weeks. This will be done at no charge to the HOA or the homeowners in SilverHawk.
- **Villas Roads Update:** We are in the process of receiving bids to bring the private streets up to code. The City of OKC has come out to look at the private streets, and we are waiting to receive the final report. We have been given two options of how to make the private roads public if this is what the Villas homeowners decide to do. We will present these options at the Villas meeting on March 8th.
- **Preparation for March 8th Villas Meeting:** We will be presenting the bids for mowing and road maintenance/repair, along with a budget to fund these items. The Villas homeowners need to look over these numbers and options and decide together how they would like to move forward as a community.



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Main Motions

Motion #1: Moved by Chris Painter and seconded by Lisa Slaton to table the earthquake/Dahl SWD facility item to table until next meeting. The motion carried unanimously.

Announcements

The next monthly Board meeting will be held at the SilverHawk Clubhouse on Tuesday, April 5th at 7:00pm.

A special meeting for those who own properties in The Villas will be held at the SilverHawk Clubhouse on Tuesday, March 8th at 7:00pm.

Adjournment

Chris Painter moved that the meeting be adjourned, and this was agreed upon at 9:08pm.

SilverHawk HOA Secretary

From: HOA Director <director@silverhawkhoa.com>
Sent: Sunday, March 06, 2016 7:53 PM
To: HOA Secretary
Cc: HOA President; HOA Vice President; HOA Treasurer
Subject: Re:APPROVAL NEEDED: March Board Meeting Minutes

Approved

----- On Sun, 06 Mar 2016 17:09:45 -0800 secretary@silverhawkhoa.com wrote -----

Hello everyone,

Attached are the minutes from the March 1st HOA Board Meeting. Please reply to all with your approval or amendments if needed.

Thank you,

Mandy Lunsford

Secretary

SilverHawk HOA Board

Call/Text (405) 208-3939

secretary@silverhawkhoa.com

SilverHawk HOA Secretary

From: HOA Treasurer <treasurer@silverhawkhoa.com>
Sent: Sunday, March 06, 2016 8:16 PM
To: secretary@silverhawkhoa.com
Cc: Chris Painter; Mechille Calhoun; Chad Hoffman
Subject: Re: APPROVAL NEEDED: March Board Meeting Minutes

Approved.

Sent from my iPhone

On Mar 6, 2016, at 7:10 PM, SilverHawk HOA Secretary <secretary@silverhawkhoa.com> wrote:

Hello everyone,

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Thank you,

Mandy Lunsford

Secretary
SilverHawk HOA Board
Call/Text (405) 208-3939
secretary@silverhawkhoa.com

<20160301 Board Meeting Minutes.pdf>

SilverHawk HOA Secretary

From: HOA Vice President <vice.president@silverhawkhoa.com>
Sent: Sunday, March 06, 2016 11:10 PM
To: HOA Secretary
Cc: HOA President; HOA Treasurer; HOA Director
Subject: Re: APPROVAL NEEDED: March Board Meeting Minutes

Approved

----- On Sun, 06 Mar 2016 17:09:45 -0800 SilverHawk HOA Secretary <secretary@silverhawkhoa.com> wrote -----

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Mandy Lunsford

Secretary

SilverHawk HOA Board

Call/Text (405) 208-3939

secretary@silverhawkhoa.com

SilverHawk HOA Secretary

From: CHRISTOPHER PAINTER <president@silverhawkhoa.com>
Sent: Monday, March 07, 2016 2:28 PM
To: Lunsford Mandy
Cc: Mechille Calhoun; Lisa Slaton; Chad Hoffman
Subject: Re: APPROVAL NEEDED: March Board Meeting Minutes

Importance: High

Approved

Chris R Painter
President | Silverhawk HOA
Mobile 405.412.5718

On Mar 6, 2016, at 7:10 PM, SilverHawk HOA Secretary <secretary@silverhawkhoa.com> wrote:

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Mandy Lunsford

Secretary
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