



1322 Fretz Drive • Edmond OK 73003 • president@silverhawkhoa.com
Minutes for SilverHawk HOA Villas Meeting, March 8th, 2016

Call Meeting to Order

An informational meeting of the SilverHawk HOA Villas Homeowners was held on March 8th, 2016 at the SilverHawk Clubhouse. It began at 7:04 pm.

Roll Call

Board members in attendance: Chris Painter, Mandy Lunsford, Lisa Slaton, Chad Hoffman. Not present: Mechille Calhoun

Villas Homeowners in attendance:

Daniel & Erin Pendleton (17304 Hawks Tree Ln)
Lindsay DePace (17308 Hawks Tree Ln)
Linda Cameron (17309 Hawks Tree Ln)
Yohanes Sugeng (17309 White Hawk Dr)
Jesse Kemp (17312 White Hawk Dr)
Priscilla Alley (17316 White Hawk Dr)
Jonathan & Emily Hernandez (2112 NW 172nd St)
Sherman Crouch & Warren Heard (2113 NW 172nd St)
Vanessa Maib (2117 NW 172nd St)
Liwen Huang (2121 NW 172nd St)
Trung Dinh (2200 NW 172nd St)
Monty Peliti (2204 NW 172nd St)
Leslie Bell (2205 NW 172nd St)
Cody & Ashley Quimby (2208 NW 172nd St)
Bijal Patel (2212 NW 172nd St)

Villas Homeowners not in attendance:

Kevin & Beverly Mashburn (17301 Hawks Tree Ln)
Landon Woodard (17305 Hawks Tree Ln)
Matt & Erin Yeadon (17313 Hawks Tree Ln)
Jerod & Andrea Vap (17304 White Hawk Dr)
Ryder Investments, LLC (17308 White Hawk Dr)
Sixteen3 Holdings, LLC (17313 White Hawk Dr)
YSL, LLC (2100 NW 172nd St)
Keith Wenzel (2104 NW 172nd St)
Bryan Rohr (2108 NW 172nd St)
Ryan Kimbrel (2116 NW 172nd St)
David Kirtley (2120 NW 172nd St)
David Parker (2201 NW 172nd St)
Randy & Amy Walker (2209 NW 172nd St)
Terri & Valeri Kreth (2216 NW 172nd St)
Jeff Langley (2220 NW 172nd St)
Taylor Upchurch (2224 NW 172nd St)

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Background Information:

The Board started looking into the condition of the private streets when a few residents mentioned that it was starting to deteriorate. The streets in the Villas are 10 years old, and have never been maintained (crack filling, seal coats, etc.)

Neighborhood Services acquired 3 bids to fill the current cracks and apply a seal coat. The contractors told us that the longer we wait to fix these issues, the more expensive it will get. Once the roads start to crack, they will expand and get worse every time the road freezes.

Because there is no reserve money saved up for future repair of the private streets, the Board looked in to the option of dedicating the streets to the City of OKC and make them public like what was done in the Villages. The City told us we have two options:

- Option #1: 100% of Villas homeowners need to agree to dedicate the streets to the City. This would require notarized signatures. The City Engineer would need to come out to see if the streets are up to City standards. The cracks would need to be filled and the seal coat applied. The engineer would also require a core sample to check the depth of the roads. We are waiting for the engineer to check on this for us. Once we know the roads are up to code, the process would take a few months to complete. We would fill an application to dedicate the streets, and the City Council would approve with the recommendation from the City Engineer. This would require a \$1,400 filing fee that would be divided by the Villas homeowners.
- Option #2: Assessment District; requires 51% to sign petition, send to City Council to approve. If approved, the City would take over getting the cracks filled and seal coat applied and would then bill the Villas homeowners for the cost. We were told this can cost about 1/3 more and can take up to 2 years.

Declaration: \$125 per month assessment for the Villas:

The current Declaration (CCR's) state that the Villas must pay \$125 per month for maintenance, lawn care, and surplus for any street or gate repairs. This has never been charged since the Developer started the HOA. We discovered this problem during the process of re-writing the Declaration. We have gotten 3 bids for lawn maintenance for Villas homeowners. (see budget breakdown.)

Discussion & Questions:

- When was this issue discovered? Around February 2016
- Is the Board going to start upholding all of the CCR's and not just the ones for the Villas? The Board has been enforcing the CCR's to the best of their ability. With the current Declaration, all that can be done is to send out violation letters for trash cans being left out, pergolas and sheds being built without permission, etc. and file liens on those who have not paid. The new Declaration will include a fine schedule to help enforce these rules.
- Why are you re-writing the Declaration? The language the Developer used is contradicting and directs to things that do not exist, etc. We also do not have

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any By-Laws, which hold the Board accountable for their actions while serving the HOA. This is an important document for the HOA to have.

- Establish a committee to help with the voting of the new Declaration.
- Waiting on Villas to make their decision about keeping the roads private vs. making them public before finalizing the Declaration. Once the Declaration is finalized, it will be sent out to everyone, posted on our website, and there will be an informational meeting with the attorney to answer any questions or concerns.
- Focus on the issue at hand; impressed with the Board's professionalism and we should trust in the Board to help us through.
- Think about the liability for insurance purposes if the private street is not maintained.
- Can we base the yearly dues on the Villas budget? That is something we can look into when finalizing the new Declaration if the decision is made to keep the streets private. It would be the regular HOA assessment of \$320 per year, plus a monthly maintenance assessment.
- Homeowners should do research and talk to your neighbors who aren't at this meeting
- Google search of pros and cons of gated community.
- Can we vote to get rid of the lawn care part and only pay the monthly fee for road, gate, and surplus? We will ask the attorney about this to see if this would be sufficient in case the new Declaration doesn't pass. Everyone present at the meeting voted to get rid of lawn care and pay approximately \$50 per month instead of \$125 per month. We will discuss with attorney to see how to move forward approaching the June 1st deadline.

Next Meeting:

We will tentatively schedule our next Villas Homeowners meeting for March 29th at 7:00pm in the clubhouse. We will plan to vote on the streets issue at that time. If we do not receive the report back from the City Engineer before then, we will push the meeting back so that everyone can make the most informed decision possible.

Adjournment

Meeting was adjourned at 9:32pm.