

SILVERADO ESTATES PROPERTY OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS - MEETING MINUTES
06/12/2021 2:00pm

1) CALL TO ORDER

- a) The SEPOA Board of Directors meeting was called to order at 2:03 pm.
- b) The meeting was held outdoors at Henly Baptist Church.
- c) A Quorum was confirmed (all 3 of the Board of Directors were present).
- d) The purpose of the meeting – Regular Board of Director’s Meeting.

2) REVIEW OF AGENDA ITEMS

Old Business:

- (1) Secretary/Treasurer’s Report presented by Mike Mercatante
 - (a) Lots “For Sale” and/or “Under Contract” that we know about
 - (i) Lot #3 at 581 Miss Donna Ln – “Under Contract” (Resale Certificate has been sent to Title Company)
 - (ii) Lot #2 at 651 Miss Donna Ln – “Under Contract” (Resale Certificate has been sent to Title Company)
 - (iii) Lot #65 at 1684 Beauchamp – “Under Contract” (Resale Certificate has been sent to Title Company)
 - (iv) Lot #58 at 1460 Beauchamp – “For Sale by Owner”
 - (b) Update on Resale Certificates prepared since last meeting: (Resale Certificates are requested by Title Companies in preparation for “Closing” on the sale of property).
 - (i) Lot #57 at 1430 Beauchamp Sold Dec 2020
 - (ii) Lot #60 at 1536 Beauchamp Sold Mar 2021
 - (c) Financial Report
 - (i) Report covered Jan 1 thru Mar 31, 2021.
 - a. Revenues include the remainder of 2020 Annual Dues (paid late and after the end of 2020)
 - b. Expenses include: Insurance, Website Hosting & Domain, Legal Fees, preparation of 2020 Tax Returns, Postage and Maintenance for Front Entryway.
- (2) Architectural Control Committee’s Report presented by Tom Wycoff
 - (a) Activity reviewed and approved over the last 12 months.
 - (i) Lot #56 at 1394 Beauchamp – Inground Swimming Pool /including safety Fence - Completed
 - (ii) Lot #60 at 1536 Beauchamp – Property Fence and Outbuilding for Tools – Completed
 - (iii) Lot #19 at 122 Miss Donna – New Home construction – Construction In progress
 - (iv) Lot #36 at 1323 Beauchamp – New Home construction – Construction In progress
 - (v) Lot #3 at 581 Miss Donna – Property Fence - Completed
 - (vi) Lot #32-33 at 278 Silver Spur – Rain Water Tank Installation and Driveway – Completed
 - (vii) Lot #60 at 1536 Beauchamp – Inground Swimming Pool and Modifications to existing Outbuilding – Construction In progress
 - (b) Activity currently under review by Architectural Committee and Board of Directors
 - (i) Lot #24 at 314 Miss Donna – Inground Swimming Pool / including safety Fence – Review by BOD in progress
 - (ii) Lot #35 at 1285 Beauchamp – Privacy Fence and Outbuilding – Review in progress
 - (iii) Lot #5 at 485 Miss Donna – Inground Swimming Pool / including safety Fence – Review in progress
 - (iv) Lot #20 at 158 Miss Donna – Outbuilding/Well Pump house – Review in progress

(3) Deed Restriction Violations

(a) Update on Deed Restriction Violation letters sent since last meeting.

- (i) Three letters were sent in Nov 2020
- (ii) Two letters were sent in Mar 2021

(b) Discussed the large amount of tree limbs and dead trees in the neighborhood that need to be addressed by property owners. Several lots are much worse than others, but many lots have at least some dead limbs or dead trees.

- (i) **Reference “Amended, Consolidated and Restated Declaration of Covenants, Conditions and Restrictions for Silverado Estates” Article III General Restrictions para. 3.05 Rubbish and Debris “Owner shall keep his Lot free of unsightly objects and mowed and trim all trees and bushes.”**

3) **NEW BUSINESS**

- (a) The large oak tree at the Silverado Estates Entrance was damaged by the snow storm and needs tree maintenance.
- (b) With all the damage to trees in our area, it was suggested that we should work to secure a tree service to perform tree trimming at a reduced rate. (A local tree service provider that has worked in our area and comes with good references could be contacted if there is enough interest) By staying in one neighborhood and working for multiple property owners, a tree service provider can provide a better rate overall to everyone. If you would be interested in more information on this please submit an email to Mike Mercatante at mercatantemike2@gmail.com
- (c) The Board of Directors would like to invite property owners to consider running for election to the Board. The next Annual Property Owners meeting will be scheduled in Sept and Board Members will be elected at that time, if you would like more information, please submit an email to Mike Mercatante at mercatantemike2@gmail.com

4) **ADJORN MEETING**

- a) There being no further business the meeting was adjourned at 3:00 pm.

5) **NEXT MEETING**

- a) The next meeting will be scheduled as needed. The Annual Property Owners meeting will be scheduled in Sept.

BOARD CERTIFICATION & APPROVAL OF MINUTES:

“This is to certify that the Silverado Estates Property Owners Association, Inc. is a Texas Nonprofit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation, in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported in minutes of this meeting.”