

**SILVERADO ESTATES PROPERTY OWNERS ASSOCIATION INC.**  
**BOARD OF DIRECTORS - MEETING MINUTES**  
**11/14/2020 Noon**

**1) CALL TO ORDER**

- a) The SEPOA Board of Directors meeting was called to order at 12:00 Noon.
- b) The meeting was held outdoors at Henly Baptist Church parking lot.
- 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) Financial Report presented by Mike Mercatante

(a) Financial Report

- (i) Collection of Annual Dues is ongoing. Payment was due on October 31, 2020. There were 11 “Late Notices” sent out the first week in Nov. So far, out of 42 property owners, 32 checks have been received, and 10 are still outstanding.

(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) 278 Silver Spur (Lot 32 & 33) Closing was scheduled for 11/13/2020
- (ii) 1678 Beauchamp (Lot 64) Closing is scheduled for December 2020

- (2) Architectural Control Committee’s Report presented by Paul Mason

(a) Activity since the Annual meeting.

- (i) 1323 Beauchamp Lot #36 Reviewed and Approved new home construction
- (ii) 122 Miss Donna Ln Lot #19 Reviewed and Approved new home construction
- (iii) 581 Miss Donna Ln Lot#3 Reviewed and Approved new fence construction

(3) Deed Restriction Violations

- (a) Several Deed Restriction Violations reported to the Board of Directors by various property owners were discussed. The Board of Directors approved to prepare and send reminder letters to those property owners.
- (b) The Board of Directors also agreed to contact the law firm engaged to assist the POA, to discuss an ongoing Deed Restriction Violation and status of the ongoing law suit.

**3) NEW BUSINESS**

- (a) No new business was introduced.

**4) ADJORN MEETING**

- a) There being no further business the meeting was adjourned at 12:30 pm.

**5) NEXT MEETING**

- a) The next meeting will be scheduled as needed, or in Jan. 2021.

**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.”