

ANNUAL MEETING
SILVERADO ESTATES PROPERTY OWNERS ASSOCIATION, INC.
MEETING – MINUTES

Date/Time: Sept. 7, 2019 2:00pm

Location: Henly Baptist Church

1) CALL TO ORDER

- a) The SEPOA Annual meeting was called to order at 2:10 PM.

(1) A quorum was established with over the required 10% of members either present or represented by proxy.

2) COMMITTEE REPORTS

- a) The Architectural Committee Report was presented by Tom Wycoff on behalf of Phil Stringer

(1) Architectural Committee reviews requested and approved over the last period include:

- (a) Lot #24 Plans for Home construction were approved subject to Driveway and Building permits by Hays County and after corrected specifications were submitted. On July 12, 2019.
- (b) Lot #60 Building a 3 Rail Wood Fence was approved Dec 3, 2018
- (c) Lot #4 Building a carport over a driveway was approved Jun 7, 2019 – this item was added to the report by property owners of Lot 4

3) FINANCIAL REPORTS

- a) The Treasurer report was presented by Ed Michal

(1) Items completed over the last period since last Annual meeting

- (a) Preparation of Financial reports – Statement of Revenues and Expenditures was reviewed. For detail see reports posted in Financial documents tab on <https://silverado-estates-property-owners.org/>
- (b) 1120-H HOA Federal Tax return as well as Franchise Tax for 2018 were prepared and submitted
- (c) Insurance Policy for Board of Directors was acquired and paid
- (d) 100% Annual Dues were collected
- (e) A Safety Deposit box was acquired to store SEPOA important documents
- (f) Three Resale certificates were prepared for title companies
- (g) A Management certificate was submitted to Hays and Blanco counties – as required for any change to Board of Directors of SEPOA to ensure the collection of unpaid dues and fines owed.
- (h) Amendment to Certificate of formation with Texas Secretary of State to change purpose of organization from “Non-Profit” to “HOA”
- (i) Worked to amend Enforcement Policy and recommend changes to ByLaws

(2) Review of a Proposed Budget for next period: 2019-2020 (period ends at Annual meeting in 2020)

- (i) 100% in attendance were in favor of approving the Proposed Budget, as stated with one addition for SEPOA website hosting fees.
- (ii) A motion to APPROVE budget was made by Tom Wycoff and seconded by Brenda Mason

4) UNFINISHED BUSINESS

(1) Request for Approval to change the ByLaws as previously recommended by the Board of Directors.

- (a) The change is to correct the ByLaws, para. 3.01 of Article III which currently list the Principle office of the association as located at the old address of the original Real Estate Developer of Silverado Estate, which is no longer valid, as the Developer is no longer involved with SEPOA. The proposal is to update the ByLaws to state that the Principle office of the Association would always simply be the address of the current “President” of Silverado Estates Property Owners, whomever that person may be at any time. Therefor the ByLaws would not require updates as the President changes.

(2) Request for Approval to change the ByLaws as previously recommended by the Board of Directors.

- (a) The change is to modify para. 6.01 Article VI which currently states that “..Annual Meetings shall be held on the first Friday of July...” The proposed change is to eliminate specific date and time which could in some cases conflict with July 4th, and simply specify that an Annual Meeting should be scheduled by the Board of Directors not later than 12 months from the last Annual Meeting.
- (i) 100% in attendance were in favor of approving both Request for both Changes (1) and (2) to ByLaws.

- (ii) A motion to APPROVE the two changes to ByLaws was made by Paul Mason and seconded by Tom Wycoff.
- (3) An update was provided on the status of the lawsuit regarding violations of restricted covenants. The lawsuit is moving forward and continues to make steady progress.
- (4) Other violations to Article III General Restrictions section 3.13 “Unsightly Articles; Vehicles” have been reported and are ongoing. Some issues have been resolved but others apparently will require further action. The plan to address these issues is in progress.

5) NEW BUSINESS

- (1) Members were asked if there was any “New Business” they would like to discuss – No new business was identified.

6) ELECTION OF BOARD OF DIRECTORS

- (1) A request for Nominations or Volunteers for election to the three Board of Directors positions was made from the floor at the annual meeting as stated in the ByLaws Article VIII para 8.01
 - (a) Paul Mason, Mike Mercatante and Larry Bader volunteered and/or were nominated
 - (i) 100% in attendance were in favor of electing these three individuals to the Board of Directors
 - (ii) A motion to APPROVE the election of Board of Directors was made by Bill Jarrett and seconded by Tom Wycoff

7) ADJOURNMENT

- (a) There being no further business the meeting was adjourned at approximately 2:45pm.
 - (i) A motion to adjourn was made by Brenda Mason and seconded by Tom Wycoff.