

SILVERADO ESTATES PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
MEETING – MINUTES
Sept. 18, 2021 2:00pm
Henly Baptist Church – Fellowship Hall

1) CALL TO ORDER

- a) The SEPOA Annual meeting was called to order at 2:09 PM by Paul Mason.
 - (1) A quorum was established with 51% of total members either present or represented by proxy.
 - (2) Opening remarks included appreciation for those in attendance. Paul stressed the importance of maintaining the property owner's association to protect our property value.

2) ARCHITECTURAL COMMITTEE REPORT

- a) The Architectural Committee Report was presented by Tom Wycoff
 - (1) These are the Architectural Committee reviews completed since the last Annual Meeting:
 - (a) Sep 2020 New Home Construction at 1323 Beauchamp - completed
 - (b) Sep 2020 New Home Construction at 122 Miss Donna – not completed
 - (c) Nov 2020 3-Board Fence 581 Miss Donna - completed
 - (d) Jan 2021 Driveway and Rainwater Tank 278 Silver Spur - completed
 - (e) Jun 2021 Inground Pool and Remodel Shed 1536 Beauchamp
 - (f) Jun 2021 Shed 158 Miss Donna - completed
 - (g) Jun 2021 Inground Pool 314 Miss Donna – not completed
 - (h) Jun 2021 Inground Pool 485 Miss Donna – not completed
 - (i) Jul 2021 Red Cedar Privacy Fence – 1285 Beauchamp - changed
 - (j) Aug 2021 Re-Paint Home Changed Color – 201 Miss Donna - completed
 - (k) Aug 2021 Change to Rockwall 1285 Miss Donna – not completed
 - (l) Aug 2021 Safety Fence for existing Pool 1675 Beauchamp - completed
 - (m) Sep 2021 New Home Construction 278 Silver Spur – just approved
 - (2) There has been “triple” the number of Architectural Committee Reviews this past year.
 - (3) The Architectural Committee currently has only two members. This is due to a recent change made by the 87th Texas Legislative Session that became effective on Sept 1, 2021. SB-1588 (Section 11-ACC Members) restricts anyone who is serving on the Board of Directors, their spouse, or someone residing in a board member's residence from also holding a position on the Architectural Committee. Paul Mason had to resign from the ACC.

3) SECRETARY/TREASURER'S REPORT

- a) The Secretary/Treasurer's report was presented by Mike Mercatante
 - (1) Update on POA documentation – Current Board Members stayed on for a second term and since they had spent a lot of time in 2019 and early 2020 to update and review governing documents with the assistance of our Law Firm, there were no changes to documentation or policies this past 12 months. All Governing Documents for the POA are available to download from the Silverado Estates website
 - (2) Resale Certificates prepared by Secretary/Treasurer
 - (a) 13 Resale Certificates were prepared. Resale Certificates are requested by Title companies who are processing the sale of a property. These properties were sold during this period.
 - (i) Oct 2020 – 278 Silver Spur
 - (ii) Oct 2020 – 1678 Beauchamp
 - (iii) Dec 2020 – 1430 Beauchamp
 - (iv) Mar 2021 – 1536 Beauchamp
 - (v) May 2021 – 1684 Beauchamp
 - (vi) Jun 2021 – 1460 Beauchamp
 - (vii) Jul 2021 – 1212 Beauchamp
 - (b) Properties currently “for sale and/or under contract”
 - (i) 225 Miss Donna – under contract
 - (ii) 581 Miss Donna – For Sale – resale certificate was prepared earlier but that sale did not go thru

- (iii) 651 Miss Donna – under contract
- (c) We also prepared a couple of Statements of Accounts for property owners who were re-financing and a couple of Resale Certificates for sales that did not go thru.
- (3) Financial reports – Reports were handed out to attendees. The Statement of Revenue and Expenses reports included details for all Revenue and Expenses from Oct 1, 2020 to Sept 18, 2021. Additional information was provided on a few Expense items when questions were asked. The balance in the RBFCU bank account is \$8,608.80.
- (4) There were 8 Deed Restriction Violations letters sent in the last 12 month. Most violations are for parking vehicles like RV's, utility trailers or boats on a property that are visible from the street or an adjoining lot. Another issue has been water well compression tanks and propane tanks. The issue is based on where they are placed on the lot and how visible they are from the street or another adjoining lot.

4) PRESIDENT'S REPORT

- (1) President's report was presented by Paul Mason
 - (a) In most cases property owners have responded positively and have addressed the issue promptly. The Board of Directors always strives to be fair and consistently apply the rules to everyone equally.
 - (b) Open discussion to allow for questions to be raised by attendees
 - (i) Several topics were discussed regarding in-ground pools, color of homes, metal roofs, etc. Most of the discussion was addressed by explaining that these are areas that the Architectural Committee would be involved with and should review.
 - (ii) There was a question regarding a possible rumor that several property owners had heard. It was about Silverado Estates being involved in a lawsuit with property owners in another subdivision. It was clarified that Silverado Estates Property Owners Association Inc. is NOT currently involved in any lawsuit.
 - (iii) There was also a question asked if there were any "break-ins" that anyone had heard of in the area. No one attending the meeting had heard of any "break-ins" in the area.

5) ELECTION OF BOARD OF DIRECTORS

- (1) Paul Mason explained that the current Board of Directors were not interested in staying on for another term and encouraged others to take an active role in the community. A request for Nominations or Volunteers for election to the three Board of Directors positions was made from the floor as instructed in the By Laws Article VIII para 8.01
 - (a) Beth Pohl addressed the meeting and eloquently spoke about community and being neighborly and how being kind to one another goes a long way in a community. She then nominated three individuals. Ariel Fuentes, Eric Pohl, and James Bryant.
 - (b) Patrick McDowell also graciously volunteered to be included.
 - (c) Paper ballots were passed out and votes were collected and counted. Proxy forms provided a couple of individuals with additional numbers of votes. All votes were counted.
 - (d) Results of the vote was close
 - (i) Ariel Fuentes, Eric Pohl and James Bryant had the highest number of votes and were elected to the three Board of Directors positions.
 - (ii) Paul thanked Patrick for volunteering and we all certainly hope he will consider volunteering again.

6) NEW BUSINESS

- (1) Members were asked if there was any "New Business" they would like to discuss
 - (a) It was suggested by Debbie Mercatante that in order to build a community with close knit neighbors that Beth Pohl described, it might be a good idea to try to plan a "Pot Luck" type of gathering to help new neighbors to get to know one another.

7) ADJOURNMENT

- (i) There being no further business the meeting was adjourned at approximately 3:01 pm.