

SILVERADO ESTATES PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
MEETING – MINUTES
Sept. 19, 2020 2:00pm
Henly Baptist Church – Parking Lot

1) CALL TO ORDER

- a) The SEPOA Annual meeting was called to order at 2:02 PM.
 - (1) A quorum was established with 26% of members either present or represented by proxy. (10% is the minimum requirement for establishing a quorum)

2) COMMITTEE REPORTS

- a) The Architectural Committee Report was presented by Tom Wycoff
 - (1) The Architectural Committee is currently reviewing two requests for new home construction. One of the committee members has not been available, but the committee expects to provide a response on both requests as early as Monday or Tuesday next week.
 - (2) There have been roughly 5 Architectural Committee reviews since this time last year.

3) BOARD OF DIRECTORS REPORTS

- a) The Secretary/Treasurer's report was presented by Mike Mercatante
 - (1) Financial reports – The Statement of Revenue and Expenses reports for 4th quarter of 2019 and Statement of Revenue and Expenses for 2020 YTD were reviewed in detail and reports were handed out to those in attendance. The balance in the RBFCU bank account is \$4,763.06
 - (2) Review of Proposed Budget for next period: Sept 2020 - Sept 2021
 - (a) The budget includes estimates, but most expenses are either already known, or are based on the amount from the previous year. The proposed budget would cover all expenses and result in a balance of roughly the same as the current balance in the RBFCU bank account.
 - (b) There was a discussion regarding the assessment of annual dues which is currently \$100 per lot. It was agreed by the Board of Directors that at this time, there is no need to increase the amount and the dues will remain at \$100 per lot for the next assessment period.
 - (c) A motion to APPROVE the budget was made by Paul Mason and seconded by Larry Bader
 - (3) Resale Certificates prepared by Secretary/Treasurer
 - (a) Five Resale Certificates requested by Title companies who are processing the sale of a property were prepared. One lot sold without the Title company requesting a Resale Certificate.
 - (i) Sept 2019 – 1285 Beauchamp
 - (ii) Jan 2020 – 290 Miss Donna
 - (iii) Jan 2020 – 581 Miss Donna
 - (iv) Jun 2020 – Lot #19
 - (v) Jun 2020 – 581 Miss Donna
 - (vi) Lot #36 sold without requesting Resale Certificate
 - (4) Some highlights of Board of Directors activities - presented by Mike Mercatante
 - (a) The "Certificate of Formation" was updated and filed with the Texas Secretary of State to update the POA address and Officers names/addresses
 - (b) The "Amended By Laws" approved at the last Annual Meeting were filed with Hays and Blanco Counties
 - (c) A "Document Retention Policy" was created and filed with Hays and Blanco Counties
 - (d) HOA Federal Tax return as well as Franchise Tax for 2019 were prepared for SEPOA by Delta Tax Services
 - (e) The Board of Directors engaged a law firm with 40 yrs. experience representing community associations in Texas to assist the Association with analysis of SEPOA's governing documents and enforcement of deed restrictions. The law firm assisted us with creating three new policies that we needed – "Payment Plan Policy", "Open Records Policy" and they revised and replaced our "Enforcement Policy." They also created a "Dedictory Instrument" and filed it with both Hays and Blanco County to ensure that all our governing documents are properly recorded, up to date and fully enforceable.

- (f) The law firm also assisted the Board with an ongoing deed restriction violation by sending an official demand letter to the property owners.
- (g) The Board sent out a small number of “friendly reminder letters” to property owners regarding deed restriction violations and we are pleased to report that the majority of those were responded to immediately and no further actions were required.

4) 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 as instructed in the By Laws Article VIII para 8.01
 - (a) Paul Mason, Mike Mercatante and Larry Bader volunteered to remain on the Board of Directors for another year. Paul Mason does not expect to be available to stay on after 2021, so others were encouraged to consider volunteering for next year’s election.
 - (i) Those in attendance were in favor of re-electing these three individuals to the Board of Directors
 - (ii) A motion to APPROVE the election of Board of Directors was made by Brandon Henry and seconded by Mike Pickwell.

5) NEW BUSINESS

- (1) Members were asked if there was any “New Business” they would like to discuss
 - (a) Paul Mason explained that there has been numerous complaints reported to the Board of Directors and Architectural Committee regarding a home recently built in our neighborhood that is 100% hard wood siding. The complaint is that this home stands out as not being compatible with other homes already built in the neighborhood. Paul referred and read from the “Amended, Consolidated and Restated Declaration of Covenants, Conditions, and Restrictions for Silverado Estates” page 13 Article VI Architectural Committee para. 6.06 “No Improvement shall be allowed on any Lot which is of such size or architectural design or involves the use of such landscaping, color schemes, exterior finishes and materials and similar features as to be incompatible with residential development within the Property.” Paul explained that the approval of this 100% hard wood siding home was a mistake and oversight by the Architectural Committee who did not have a good understanding of the materials being used. Going forward the committee will not approve any new home construction that does not have some amount of masonry, similar to the majority of existing homes. He emphasized the point that there is no intention of discrimination, it was a mistake and going forward the Architectural Committee will strive to make decisions based on the best interest for the whole community. In light of the number of complaints received, the committee intends to be more careful when approving materials used in construction.

6) ADJOURNMENT

- (a) There being no further business the meeting was adjourned at approximately 2:27 pm.
 - (i) A motion to adjourn was made by Brian Oetzel and seconded by Mike Mercatante.