Silverleaf Board Meeting

Date: 13 February 2025

Time: 1:00- 2:00 pm by Zoom

Board attendees: Steve Taylor, Walter Fields, Kevin Tierney, Nicky Rousseau, Frances Crucet

***Meeting Purpose***

The primary objective of this board meeting is to discuss the board priorities and any other business.

***Quorum***

Based on the number of board members in attendance, a quorum of at least 50% was achieved.

***President’s Report***

Steve noted that the Special Meeting held on February 10, 2025, achieved quorum and that the members voted to approve the 2025 budget, with related annual dues of $600 and one-time assessment of $400. Fran will communicate to owners that the $600 annual dues are due March 1 and the special assessment of $400 is due by April 1. Any damages covered by FEMA will be addressed when they are received. Kevin will follow-up with Tim Twigg to get the invoice for his TS Helene work to be included in the FEMA request. In addition, Kevin will follow-up with Tim to get an estimate for gravel throughout the neighborhood.

Steve noted that there had been little work on refreshing the bylaws and amending the restrictive covenants to incorporate NC Statute 47F due to workload. Walter said that he will be happy to work with Steve on amending the governance documents.

* **Action**: Fran to communicate to owners that the $600 annual dues are due March 1 and the special assessment of $400 is due by April 1.
* **Action**: Kevin to follow-up with Tim Twigg to get the invoice for his TS Helene work to be included in the FEMA request. In addition, Kevin will follow-up with Tim to get an estimate for gravel throughout the neighborhood.

***Treasurer’s Report***

Fran has filed federal tax returns for 2024 and 2023 and sent an invoice for the estimated cost of repairs to the owner responsible for the damage. She is tracking the dues that are coming in and will follow-up with the four owners who have paid but at the 2024 rate.

***Member-at-Large’s Report***

Kevin has supporting documents for the FEMA claims which he will place in a zip file for Fran to place on the Silverleaf website. Fran will also share the website credentials with Nicky so that Nicky can update the Silverleaf website if Fran is unavailable.

* **Action**: Fran to place FEMA files from Kevin on Silverleaf site. Fran to share the Silverleaf website credentials with Nicky.

***Secretary’s Report***

Nicky has reached out to Nathan Miller to initiate the process to place liens on delinquent accounts to recover unpaid POA dues. The Board will coordinate with Nathan to handle the administrative tasks in the process to keep legal fees as low as possible.

The next Board meetings are scheduled for March 13, April 17 and May 15 at 1:00pm EST.

***Any other business***

The discussion on forming a social committeeand surveying owners about their interest in creating anowner directory with opt-out was deferred until the next meeting due to the other priorities of the Board.

Our next board meeting was set for March 13, 2025, 1:00- 2:00.

The meeting was adjourned at 2:23 pm

Respectively submitted by Nicky Rousseau, Secretary

**Summary of Board Meeting Actions Items**

***Actions From Prior Board Meeting***

**In Progress:**

* **Steve** to revise proposed Restrictive Covenants and work with legal counsel to incorporate NC Statute Chapter 47F, as applicable. In addition, Steve to review bylaws as part of his review of the restrictive covenants.
* **Kevin** to investigate solutions for vehicle identification and signage to address parking challenges near the gate.
* **Kevin** to install the mirror that was requested for Goat Mountain Road during the annual meeting in the spring.

***Actions From Current Board Meeting***

**In Progress:**

* **Fran** to communicate to owners that the $600 annual dues are due March 1 and the special assessment of $400 is due by April 1.
* **Kevin** to follow-up with Tim Twigg to get the invoice for his TS Helene work to be included in the FEMA request. In addition, Kevin will follow-up with Tim to get an estimate for gravel throughout the neighborhood.
* **Fran** to place FEMA files from Kevin on Silverleaf site. Fran to share the Silverleaf website credentials with Nicky.