

Silverleaf POA 2017 Annual Meeting
14 October 2017
Zionville Baptist Church

A covered dish meal preceded the annual meeting. Ken Adams led the members in prayer and the food was enjoyed by all.

Ken Adams, POA President, called the meeting to order at 5:45 pm.

Quorum

A quorum was achieved with a combination of proxies and residents in attendance. A total of 23 proxies were submitted to POA board members. Ten members were not in good standing with the POA. A total of sixteen residents were in attendance giving us the needed votes for the 2017 annual meeting.

Approval of the 2015 Minutes

The 2016 abbreviated minutes were read by Donald Richardson. Since the July 2017 annual meeting did not have a quorum, an abbreviated report which included a discussion of the proposed new By-Laws was discussed. A motion was made by Don Richardson to approve the minutes and it was seconded.

Reports from Officers and Committees

Treasurer's Report

Don Snyder gave an update on our financial situation. He informed us that the POA account had about \$12K to spend on the road for the fall and winter season. Anticipating about \$3K in snow plowing for the 2017-2018 winter season, funds available for road and gutter repairs is light. It appears that we have about 10 members behind on their dues totaling about \$4k. A brief mention about increased dues was initiated but would be talked about under new business. A motion was made to accept the treasurer's report which was seconded.

Gate Committee Report

Don Snyder gave a short report on the status of the gate. He informed the residents that he routinely keeps the gate open when a storm is approaching to prevent any possible damage to the gate mechanism

Secretary Report

Don Richardson had several items from residents to discussed. A letter was received from one member who was upset over the speed limit and noise. They thought that people were driving too fast on the gravel roads and urged residents too slow down. Secondly she was worried about noise from renters who were partying after 11:00 pm. We suggested to everyone to call the sheriff's department because the POA could not police these kinds of situations. Several other residents talked about the condition of the roadway and were upset with the washboard effects. One resident requested that Rocky

Knob be widened when the road is graded. They indicated that with the placement of the gravel the width of the roadway has become smaller. We indicated that we would let Travis know to continue to expand this section of road as well as the bottom of Apple Valley. No other correspondence was discussed and the report was approved.

Old Business

The President discussed that we would vote on approving the by-laws after discussion. A motion to approve and seconded was now open for discussion before taking a vote. Keith Cheshire suggested that we eliminate Section 1 from the proposed by-laws and change to be inclusive to all Silverleaf. We also changed the time of annual meeting to the second Saturday in October. These changes were voted on and the decision was unanimous. The new additions to the proposed changes were put to vote and the by-laws were approved unanimously.

New Business

Ken Adams brought up our financial condition as it related to road maintenance. Because we were going into the winter months with only about \$6-8K, he suggested that the dues be increased by at least \$100 per resident per year. Much discussion followed about the pros and cons of an assessment vs a dues increase. It was decided and approved, 13 yes to 2 no votes that the dues would be increased to \$500 per year starting in 2018. This would give us another \$12K per year for road repair. The increase was the result of increased gravel and labor costs. Travis Wilson indicated that the roadway was in need of at least 50 dump trucks of gravel at a cost exceeding \$20K.

Dean Collins brought up the idea about paving the roads. He said he would work up several quotes that included paving, gutter work, guard rails and yearly maintenance costs. He will send to me and we will post on web site.

Dean Collins also suggested that the POA should produce an estoppel letter for the closing agents for properties in Silverleaf that are being sold. Prior to closing on a property, a bank or lender is required to receive an estoppel letter from a Homeowners' Association (HOA) or POA to determine if there are delinquent balances owed to the association. The board will look into making a form letter.

Election of Officers

Nominations were obtained and the residents voted on five names for the board. The results were as follows: Ken Adams (10 votes), Don Richardson (15 votes), Don Snyder (14 votes), Jim Weybrecht (13 votes), Dean Collins (11 votes) and Keith Cheshire (12 votes). The new 2017 board would be made up of Don Snyder, Don Richardson, Keith Cheshire, Dean Collins, and Jim Weybrecht, .

A motion was made and seconded for the meeting to be adjourned at 7:20 pm.

Don Richardson, Secretary

A handwritten signature in black ink, appearing to read "Don Richardson". The signature is written in a cursive style with a large initial "D" and "R".