Silverleaf Board Meeting

Date: 13 March 2025

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

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

Absent: Walter Fields

***Meeting Purpose***

The primary objective of this board meeting was 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 discussed the status of FEMA inspections, noting that there have been no updates from the community regarding potential disaster relief from FEMA.

The board will hold a separate meeting to review the draft restrictive covenants Steve sent out, with Nicky taking the action to organize this and collect comments in advance. Steve explained his approach to the document, aiming to create a unified set of rules for all properties in Silverleaf. The board discussed the applicability of North Carolina Statute 47F to their pre-1999 community and agreed to further examine which parts are required or optional.

Fran requested that when the bylaws are amended, the board add language regarding board members being paid for services outside their responsibilities, to proactively address concerns.

* **Action**: Nicky to schedule a separate meeting to discuss the CCRs and collect comments in advance.

***Treasurer’s Report***

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| Fran shared that 25% of residents have paid special assessments, 50% of the rental pool has paid, and 70% of people have paid their dues. The board discussed the use of Quicken for financial tracking and the possibility of creating an Excel spreadsheet to link expenses to budget categories. In the meantime, Fran will load the financial transactions to the Board’s shared directory so that the Board can keep track of actual spending versus budget. Fran agreed to update the board on any additional payments received and to transfer PayPal funds to the bank account by the end of the month. Fran will send a reminder email to the 30% of property owners who haven't paid their dues. |  |

* **Action**: Fran to send a reminder email to the 30% of property owners who haven't paid their dues.
* **Action:** Fran to load the financial transactions to the Board’s shared directory so that the board can keep track of actual spending versus budget.

***Member-at-Large’s Report***

Kevin had to leave the meeting early so was unable to provide input on the road situation. Nicky suggested that the board develop a road strategy to prioritize spending on gravel and interim maintenance for the roads within the budget constraints. Steve agreed and proposed a single subject meeting with the board to discuss the priorities. Nicky will schedule a board meeting specifically to address the road strategy within the next 2-3 weeks.

* **Action:** Nicky to schedule a board meeting specifically to address the road strategy within the next 2-3 weeks.

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***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. Nathan has not yet taken any action but Nicky will follow-up. Nicky will coordinate with the attorney to communicate with the delinquent members and align on the lien process.

* **Action**: Nicky to follow up with Nathan regarding the timing and process for sending letters to delinquent accounts.

***Any other business***

The board discussed the community directory project. Nicky offered to lead the opt-in/opt-out process for the directory, working with Fran. Fran will investigate providing website access to other board members. The board agreed to postpone the social committee until summer when participation would be better.

* **Action**: Nicky to work with Fran to move forward on the opt-in/opt-out process for the directory.
* **Action**: Fran to investigate providing website access to other board members.
* **Action:**Board to investigate establishing a social committee during summer.

Our next board meeting was set for April 17, 2025, 2:00- 3:00pm.

The meeting was adjourned at 2:15 pm

Respectively submitted by Nicky Rousseau, Secretary

**Summary of Board Meeting Actions Items**

***Actions From Prior Board Meetings***

**In Progress:**

* **Steve** to revise proposed Restrictive Covenants and work with legal counsel to incorporate NC Statute Chapter 47F, as applicable.
* **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:**

* **Nicky** to schedule a separate meeting to discuss the CCRs and collect comments in advance.
* **Nicky** to schedule a board meeting specifically to address the road strategy within the next 2-3 weeks.
* **Nicky** to follow up with Nathan regarding the timing and process for sending letters to delinquent accounts.
* **Nicky** to work with **Fran** to move forward on the opt-in/opt-out process for the directory.
* **Fran** to investigate providing website access to other board members.
* **Fran** to send a reminder email to the 30% of property owners who haven't paid their dues.
* **Fran** to load the financial transactions to the Board’s shared directory so that the board can keep track of actual spending versus budget.
* **Board** to investigate establishing a social committee during summer.