



---

1322 Fretz Drive • Edmond OK 73003 • [president@silverhawkhoa.com](mailto:president@silverhawkhoa.com)  
Minutes for SilverHawk HOA Annual Meeting, February 28<sup>th</sup>, 2017

### **Call Meeting to Order**

An annual meeting of the SilverHawk HOA was held on February 28<sup>th</sup>, 2017 at the SilverHawk Clubhouse. It began at 7:01pm and was presided over by Chris Painter, with Mandy Lunsford as secretary.

### **Roll Call & Quorum Determination**

28 Households Represented; quorum established.

### **Approval of Agenda**

A motion to approve the agenda was made by Chris Painter and seconded by Mandy Lunsford. The motion carried unanimously.

### **President's Introduction (Chris Painter)**

The neighbors present were thanked and welcomed. Each Board Member was introduced, and a brief description of each member's duties was given.

### **Treasurer's Report (Lisa Slaton)**

The Treasurer's Report was presented by Lisa Slaton: Explained the yearly dues breakdown; currently have about \$10,000 in the Penn Wall Savings; currently have about \$70,000 in the Pool Savings; presented the budget for 2017 – on track to have about \$23,000 leftover at the end of 2017. There is currently about \$9,000 in outstanding dues. The interest rate for late dues has increased from 6% to 18% with the passing of the new Declaration.

### **Introduction of Candidates**

#### **(Aubrey Metzger and Josh Seabolt)**

Aubrey introduced herself and spoke briefly on why she wants to join the Board. Josh was not present due to being out of town on short notice.

### **Declaration Amendment (Chris Painter)**

Discussed the concerns that were brought up to the Board during the 2016 Door to Door Campaign; trash can placement, RV parking, and home daycares. A committee was formed to research these issues, and a survey was created to get the HOA members' opinions. There was a brief discussion on the survey results and a brief discussion on the opinions of the HOA members who were present at the meeting. These issues are on the ballot for the annual meeting.

### **Villas Roads Update (Lisa Slaton)**

The decision to dedicate the private streets of the Villas to the City of OKC passed with our vote in October. Lisa has been working on getting more information from the City since that time. She was given a list of engineers who gave contradicting info; currently waiting on verification from the City. Chris Painter is taking over this task until a Villas homeowner can take over. There is currently about \$8,000 in the Villas savings. Discussion on removing the gates now or keeping the gates locked



---

1322 Fretz Drive • Edmond OK 73003 • [president@silverhawkhoa.com](mailto:president@silverhawkhoa.com)  
open. The Villas homeowners would continue to pay the \$50 per month until the streets were no longer private, but the gate contract with Neighborhood Services could be canceled. This would allow the entire \$50 monthly fee to go into the Villas savings to help lower the special assessment to fix the streets, file the paperwork, etc. This decision will be up to the Villas homeowners to decide.

### **Committee Development (Chris Painter)**

Discussion on some future committees, specifically the Pool & Clubhouse Committee. Need volunteers who are not already Board Members. Trying to get more people to participate; will be using the website to recruit support and spread the work load around.

### **Website Enhancements & Communication Methods (Chris Painter)**

Working on streamlining the website to make it easier to navigate. Forming a committee for each area so you can send your questions and concerns on the website and it will go directly to the committee chair responsible for that area.

### **Planned Improvements (Chris Painter)**

Discussion about improving the clubhouse – update equipment in weight room, change locks, new blinds, repair trim. Need to plan for a new pool soon – the developer hired a pool contractor who cut a lot of corners when building the pool; we have repaired it many times and it needs to be completely replaced. Discussed landscape improvements; additional sign panels with “Minutes Posted”, “Website Updated”, “Pool Opening”, “Garage Sale”, etc.; lighting improvements; bridge to get to the pond by the 178<sup>th</sup> entrance.

### **Eagle Project Update (Joshua Slaton)**

Joshua thanked everyone who has donated to the project. The four tables and two benches have arrived, and he is waiting on Jeff Click to pour the concrete so that everything can be installed. The Cub Scouts have also built some birdhouses that will be installed as well.

### **Read Declaration Amendment & Director Election Vote Results**

Chris Painter read the proposed language for each item on the ballot: trash can locations, overnight RV parking, and home daycares. Brief discussion about each issue prior to the vote. All three amendments passed:

Trash Can Location: 28 YES, 0 NO

Overnight RV Parking: 25 YES, 3 NO

Home Daycare: 27 YES, 1 NO

Aubrey Metzger and Josh Seabolt were elected and approved to become Board Members.



1322 Fretz Drive • Edmond OK 73003 • [president@silverhawkhoa.com](mailto:president@silverhawkhoa.com)

### **Questions from Members**

The following items were discussed among the members:

- Concerns About the Number of Rentals in the Neighborhood
- Concerns About the Number of Houses for Sale in the Neighborhood
- Concerns About the Number of Cars Parked in the Streets
- Discussion on Starting an Email List
- Concerns About Neighbors Who Are Not Taking Care of Their Property
- Drainage Between Houses; Homeowners on Both Sides of the Drainage are Responsible for the Upkeep
- Concerns with Parking Cars Across from Islands or on the Curbs
- Discussion on Adding Stop Signs and Lowering the Speed Limit

### **Adjournment**

Chris Painter moved that the meeting be adjourned, and this was agreed upon at 9:00pm.

## SilverHawk HOA Secretary

---

**From:** HOA Director <director@silverhawkhoa.com>  
**Sent:** Monday, March 06, 2017 4:26 PM  
**To:** secretary@silverhawkhoa.com  
**Cc:** president@silverhawkhoa.com; hjoshseabolt@gmail.com; aaa2131@live.com  
**Subject:** Re:APPROVAL NEEDED: Annual Meeting Minutes

Approved

----- On Mon, 06 Mar 2017 14:23:36 -0800 [secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com) wrote -----

Hello everyone,

Attached are the minutes from the 2017 Annual Meeting. Please reply to all with your approval or amendments if needed.

Since we are meeting tonight, I will bring copies of these minutes to our meeting. We can approve the minutes at that time if not everybody is able to reply to this email before then.

Thank you!

*Mandy Lunsford*

Secretary

SilverHawk HOA Board

Call/Text (405) 208-3939

[secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com)

## SilverHawk HOA Secretary

---

**From:** H. Josh Seabolt <hjoshseabolt@gmail.com>  
**Sent:** Monday, March 06, 2017 5:30 PM  
**To:** HOA Director  
**Cc:** secretary@silverhawkhoa.com; president@silverhawkhoa.com; aaa2131@live.com  
**Subject:** Re: APPROVAL NEEDED: Annual Meeting Minutes

Approved

Sent from my iPhone

On Mar 6, 2017, at 4:25 PM, HOA Director <[director@silverhawkhoa.com](mailto:director@silverhawkhoa.com)> wrote:

Approved

----- On Mon, 06 Mar 2017 14:23:36 -0800 [secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com) wrote -----

Hello everyone,

Attached are the minutes from the 2017 Annual Meeting. Please reply to all with your approval or amendments if needed.

Since we are meeting tonight, I will bring copies of these minutes to our meeting. We can approve the minutes at that time if not everybody is able to reply to this email before then.

Thank you!

*Mandy Lunsford*

Secretary

SilverHawk HOA Board

Call/Text (405) 208-3939

[secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com)

## SilverHawk HOA Secretary

---

**From:** Aubrey Matteson <aaa2131@live.com>  
**Sent:** Tuesday, March 07, 2017 6:29 AM  
**To:** H. Josh Seabolt  
**Cc:** president@silverhawkhoa.com; secretary@silverhawkhoa.com; HOA Director  
**Subject:** Re: APPROVAL NEEDED: Annual Meeting Minutes

Approved

On Mar 6, 2017 5:30 PM, "H. Josh Seabolt" <[hjoshseabolt@gmail.com](mailto:hjoshseabolt@gmail.com)> wrote:  
Approved

Sent from my iPhone

On Mar 6, 2017, at 4:25 PM, HOA Director <[director@silverhawkhoa.com](mailto:director@silverhawkhoa.com)> wrote:

Approved

----- On Mon, 06 Mar 2017 14:23:36 -0800 [secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com)  
wrote -----

Hello everyone,

Attached are the minutes from the 2017 Annual Meeting. Please reply to all with your approval or amendments if needed.

Since we are meeting tonight, I will bring copies of these minutes to our meeting. We can approve the minutes at that time if not everybody is able to reply to this email before then.

Thank you!

*Mandy Lunsford*

Secretary

SilverHawk HOA Board

Call/Text (405) 208-3939

[secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com)

## SilverHawk HOA Secretary

---

**From:** Chris Painter <president@silverhawkhoa.com>  
**Sent:** Friday, March 10, 2017 4:48 PM  
**To:** secretary@silverhawkhoa.com  
**Cc:** Aubrey Matteson; H. Josh Seabolt; HOA Director  
**Subject:** Re: APPROVAL NEEDED: Annual Meeting Minutes

Approve

Chris R. Painter | President  
SilverHawk HOA  
405-412-5718

On Mar 10, 2017, at 15:03, SilverHawk HOA Secretary <[secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com)> wrote:

I have approval from all members except the President. Chris, do have any amendments, or do you approve?

Thank you,

*Mandy Lunsford*

Secretary  
SilverHawk HOA Board  
Call/Text (405) 208-3939  
[secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com)

---

**From:** Aubrey Matteson [<mailto:aaa2131@live.com>]  
**Sent:** Tuesday, March 07, 2017 6:29 AM  
**To:** H. Josh Seabolt  
**Cc:** [president@silverhawkhoa.com](mailto:president@silverhawkhoa.com); [secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com); HOA Director  
**Subject:** Re: APPROVAL NEEDED: Annual Meeting Minutes

Approved

On Mar 6, 2017 5:30 PM, "H. Josh Seabolt" <[hjoshseabolt@gmail.com](mailto:hjoshseabolt@gmail.com)> wrote:  
Approved

Sent from my iPhone

On Mar 6, 2017, at 4:25 PM, HOA Director <[director@silverhawkhoa.com](mailto:director@silverhawkhoa.com)> wrote:

Approved

---- On Mon, 06 Mar 2017 14:23:36 -0800  
[secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com) wrote ----

Hello everyone,

Attached are the minutes from the 2017 Annual Meeting. Please reply to all with your approval or amendments if needed.

Since we are meeting tonight, I will bring copies of these minutes to our meeting. We can approve the minutes at that time if not everybody is able to reply to this email before then.

Thank you!

*Mandy Lunsford*

Secretary

SilverHawk HOA Board

Call/Text (405) 208-3939

[secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com)