



1326 Fretz Drive • Edmond OK 73003 • president@silverhawkhoa.com
Minutes for SilverHawk HOA Board Meeting, April 2019

Call Meeting to Order

A Board meeting of the SilverHawk HOA was held on April 23rd, 2019 at the SilverHawk Clubhouse. It began at 7:00 pm and was presided over by Autumn Harting, with Mandy Lunsford as secretary.

Roll Call & Quorum Determination

Voting members in attendance: Autumn Harting, Mandy Lunsford, Mark Grant, and Chad Hoffman. Lindsey Dowdell was not present. Quorum established.

There were 3 guests in attendance.

Approval of Agenda

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

Invitation for Guests to Speak

- Mandy Horton – Discussed ideas to help improve the look of the neighborhood and help increase home values, such as: Planting of trees and shrubs throughout the grounds and spaces to increase curb appeal. Encourage neighbors to think about curb appeal, and incentivize them by leading by example – improvements in the public spaces may help them to want to improve their personal grounds as well.
 - Discussed possibly giving HOA dues discounts to neighbors who plant an approved tree – discussed implementing a \$50 discount to help improve the neighborhood. The Board has discussed the idea of HOA dues discounts with the HOA Attorney in the past, and were told the CCR's do not give the Board the authority to do this, and that if we chose to do this, it could cause issues in the future. The Board will check with the HOA Attorney again to get more clarification on this topic.
 - Discussed implementing more diverse landscaping throughout the grounds and replacing Bradford Pears with a better tree, such as a type of evergreen.
 - Discussed the pipeline areas and if we could get permission from the oil companies to install a pea gravel walking trail and a few trees along the edges of the pipelines that run north and south in the neighborhood.
 - Discussed changing the way the trees are trimmed on the medians/islands. The landscaping company trims the trees off each year so that the street lights can give off the appropriate amount of light for safety reasons. Talked about possibly letting the trees grow up and over the street lights so that they would be taller than the lights and no longer need to be capped off. This would take some time, and we would not have very well-lit streets during the process.

- Discussed making plans for yearly improvement to include expanding the diversity of the trees in the neighborhood.
- Discussed implementing a Yard of the Month contest and a raffle for a free tree (not a Bradford Pear.)
- Discussed designing a flyer to send out to the neighborhood asking for improvements to their properties.
- Discussed re-doing the 178th entrance flower beds after the electric work has been completed. Discussed planting more perennials that come back every year.
- Discussed connecting the sidewalk to the 178th entrance.
- No decisions were made during the discussion – all ideas are listed in the minutes for future discussion – Mandy Horton agreed to join the Grounds/Improvements Committee.

Approval of Minutes

The previous meeting's minutes were approved through email by Mandy Lunsford on March 21st, by Lindsey Dowdell on March 22nd, by Autumn Haring on March 24th, and by Chad Hoffman and Mark Grant on March 26th. These minutes were posted to the website on March 28th.

Treasurer's Report (Mark Grant): Mark Grant presented the Treasurer's Report.

- Currently have around \$27,000 in dues not paid.
- Collected around \$15,000 in dues this month.
- Court on Monday, April 29th with a homeowner who owes around \$2,100.
- Discussed another homeowner who is not making the monthly payments as agreed (to get caught up on past years' dues.) Homeowner has not made a payment since November 2018.

Committee Reports

a. Architectural Committee (Mandy Lunsford):

- No open applications/reviews at this time.

b. Covenants Committee (Autumn Harting):

- It appears that a trailer complaint has been resolved. No other open violation reports at this time.

c. Welcoming/Social Committee (Autumn Harting):

- Spring Neighborhood Garage Sale is scheduled for the first weekend in May. Chad will put out the signs/banners on Monday, April 29th.

d. Grounds/Improvements Committee (Chad Hoffman):

- Someone stopped Chad walking in the Shift area, and complained about street parking. Chad advised them to contact the City of OKC.
- Shift garden is ready to go. Chad has already planted some things in there. Neighbors are welcome to come start planting – please label your items with a small sign saying what you have planted. There is extra vermiculite in the shed.

- Discussed contacting Jeff Click about cleaning out the shed and the concrete dump area.
- Discussed contacting the bank near the 178th entrance about the dump pile of leftover construction material from building their bank.
- Discussed the sprinkler systems. All systems will be checked. There is a crack in the line going to the clubhouse sprinklers, and some busted heads and GFI breaker issues throughout the neighborhood that will be fixed.
- One more load of rip rap to finish up the Shift pond erosion control project.
- Contact new landscaping company to be sure they trim the Penn gully soon; it is starting to grow back up.

e. Pool/Clubhouse Committee (Lindsey Dowdell):

- Lindsey not present / no report.

Old Business

- **Pool Repair Update:** Jesse Painter has contacted Daniel DeGeus with the OCCHD to discuss the flow rate. Mr. DeGeus recommends changing out a small area of 2" pipe to 3" pipe as soon as possible. They will not shut us down for our low flow rate, but they will shut us down for things that are affected by the flow rate, such as: chlorine levels being too high or too low, bad pH levels, and clarity of the pool. There is no permit required to make this repair, but Mr. DeGeus does need to see the new pipe before it is covered up. Jesse showed the Board this area of the pipe on the pool layout, and it appears it does not require a full tear out of the decking.
 - Discussed the requirement of maintaining pool records for at least three years. Jesse gave Mandy all the records from 2018 to be scanned into the HOA Dropbox account.
 - Discussed chemical level requirements and salt water pool option. The Board did not feel that the potential benefits of a salt water pool justified the upfront costs. Also discussed pump room issues and the possibility of installing flow rate meters in the pump room.
 - The pool will continue being closed every Monday for maintenance and shocking.
 - Continuing the current pool repairs, but holding off on the concrete work until the fall so we can fix the 2" pipe at the same time. We do not want to delay the pool opening date.
 - The pool is on track to open on Memorial Day Weekend.
- **Penn Wall Repair Update:** This project is now complete.



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New Business

- **Tree Replacement (Car Accident):** Waiting on homeowner to pay for the tree, and then it will be replaced. Discussed moving forward with the replacement and then billing the homeowner. Checking with landscaper on the status of the payment and replacement before making a decision.

Motions Approved Via Email Prior to November Meeting:

3/28/2019: Moved by Autumn Harting and seconded by Lindsey Dowdell to accept the Kidd Aquatics maintenance proposal for \$6,500 for the 2019 pool season. The motion carried unanimously.

Next Meeting: Tuesday, May 21st at 8:00pm in the Silverhawk Clubhouse.

Announcements

The Spring Neighborhood Garage Sale is scheduled for the first weekend in May: Friday, May 3rd through Sunday, May 5th. Please remember to purchase your garage sale permit from the City of OKC if participating in the garage sale!

NextDoor is not actively monitored by the Board. Please use the website to contact the HOA <http://www.silverhawkhoa.com/directors.html>

To report a violation, please submit the Violation Report Form: <http://www.silverhawkhoa.com/report-violation-covenants.html>

Please join the HOA mailing list by visiting our website at www.silverhawkhoa.com and opting in on the mailing list pop up. Thank you!

Adjournment

Autumn Harting moved that the meeting be adjourned, and this was agreed upon at 8:08pm.

SilverHawk HOA Secretary

From: Lindsey Dowdell <vice.president@silverhawkhoa.com>
Sent: Sunday, April 28, 2019 1:20 PM
To: secretary@silverhawkhoa.com
Subject: Re: APPROVAL NEEDED - April Board Meeting Minutes

Flag Status: Flagged

Approved

Sent from my iPhone

On Apr 28, 2019, at 11:14 AM, SilverHawk HOA Secretary <secretary@silverhawkhoa.com> wrote:

Good morning,

Attached are the minutes from the April 23rd Board Meeting. Please reply to all with your approval or amendments if needed.

Thank you!

Mandy Lunsford

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

<20190423 HOA Board Meeting Minutes.pdf>

SilverHawk HOA Secretary

From: HOA Treasurer <treasurer@silverhawkhoa.com>
Sent: Monday, April 29, 2019 2:33 PM
To: director@silverhawkhoa.com
Cc: secretary@silverhawkhoa.com; president@silverhawkhoa.com;
vice.president@silverhawkhoa.com
Subject: Re:APPROVAL NEEDED - April Board Meeting Minutes

Approve.

Mark Grant
Treasurer
Silverhawk HOA

---- On Sun, 28 Apr 2019 14:10:30 -0500 director@silverhawkhoa.com wrote ----

Approve

---- On Sun, 28 Apr 2019 09:14:15 -0700 secretary@silverhawkhoa.com wrote ----

Good morning,

Attached are the minutes from the April 23rd Board Meeting. Please reply to all with your approval or amendments if needed.

Thank you!

Mandy Lunsford

Secretary

SilverHawk HOA Board

Call/Text (405) 208-3939

secretary@silverhawkhoa.com

SilverHawk HOA Secretary

From: Secretary <secretary@silverhawkhoa.com>
Sent: Tuesday, April 30, 2019 7:07 AM
To: HOA President
Cc: Lindsey Dowdell; Mark Grant; Chad Hoffman
Subject: Re: APPROVAL NEEDED - April Board Meeting Minutes

I will get that added and posted tonight.

Thank you everyone!

Mandy Lunsford
SilverHawk HOA Secretary

Sent from my iPhone

On Apr 29, 2019, at 6:24 PM, HOA President <president@silverhawkhoa.com> wrote:

Hi Mandy,

I'd like the minutes to somehow reflect that we didn't feel the potential benefits of a salt water pool justified the upfront costs (to capture our reasoning for leaving things as is).

Approve otherwise.

Autumn Harting
President | SilverHawk HOA
562.277.0784

----- On Sun, 28 Apr 2019 11:14:15 -0500 **SilverHawk HOA Secretary**
<secretary@silverhawkhoa.com> wrote -----

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