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1322 Fretz Drive • Edmond OK 73003 • [president@silverhawkhoa.com](mailto:president@silverhawkhoa.com)  
Minutes for SilverHawk HOA Villas Meeting, May 10<sup>th</sup>, 2016

**Call Meeting to Order**

An informational meeting of the SilverHawk HOA Villas Homeowners was held on May 10<sup>th</sup>, 2016 at the SilverHawk Clubhouse. It began at 7:10pm.

**Roll Call**

Board members in attendance: Chris Painter, Mandy Lunsford, Lisa Slaton, Chad Hoffman, and Mechille Calhoun

**Villas Homeowners in attendance:**

Kevin & Beverly Mashburn (17301 Hawks Tree Ln)  
Landon Woodard (17305 Hawks Tree Ln)  
Lindsay DePace (17308 Hawks Tree Ln)  
Linda Cameron (17309 Hawks Tree Ln)  
Matt Yeadon (17313 Hawks Tree Ln)  
Yohanes Sugeng (17309 White Hawk Dr)  
Jesse Kemp (17312 White Hawk Dr)  
Bryan Rohr (2108 NW 172<sup>nd</sup> St)  
Jonathan & Emily Hernandez (2112 NW 172<sup>nd</sup> St)  
Sherman Crouch & Warren Heard (2113 NW 172<sup>nd</sup> St)  
David Parker (2201 NW 172<sup>nd</sup> St)  
Monty Peliti (2204 NW 172<sup>nd</sup> St)  
Leslie Bell (2205 NW 172<sup>nd</sup> St)  
Cody & Ashley Quimby (2208 NW 172<sup>nd</sup> St)  
Bijal Patel (2212 NW 172<sup>nd</sup> St)

**Villas Homeowners not in attendance:**

Daniel & Erin Pendleton (17304 Hawks Tree Ln): emailed in vote  
Jerod & Andrea Vap (17304 White Hawk Dr): mailed in vote  
Ryder Investments, LLC (17308 White Hawk Dr): emailed in vote  
Sixteen3 Holdings, LLC (17313 White Hawk Dr): emailed in vote  
Priscilla Alley (17316 White Hawk Dr)  
YSL, LLC (2100 NW 172<sup>nd</sup> St)  
Keith Wenzel (2104 NW 172<sup>nd</sup> St)  
Colton Morris (2116 NW 172<sup>nd</sup> St)  
Vanessa Maib (2117 NW 172<sup>nd</sup> St)  
David Kirtley (2120 NW 172<sup>nd</sup> St)  
Liwen Huang (2121 NW 172<sup>nd</sup> St): emailed in vote  
Trung Dinh (2200 NW 172<sup>nd</sup> St): emailed in vote  
Randy & Amy Walker (2209 NW 172<sup>nd</sup> St)  
Terri & Valeri Kreth (2216 NW 172<sup>nd</sup> St)  
Jeff Langley (2220 NW 172<sup>nd</sup> St): emailed in vote  
Taylor Upchurch (2224 NW 172<sup>nd</sup> St)

**Lawn Care Vote Update:**

We discussed with the HOA attorney about how to avoid charging the \$125 per month and charge \$50 per month instead. We were advised that we would need 100% of the Villas homeowners to sign a vote saying that they did not want to pay the HOA to provide lawn care. If even one person refuses to do this, then we will have to begin charging the \$125 per month on June 1<sup>st</sup>. We will contact the homeowners who are not present at the meeting to get their vote so that we can change the monthly fee to \$50 as discussed at the meeting in March.

**Partial Plat Vacation Update:**

The attorney looked over the application and advised us that we did not understand the process correctly. Because the Villas is part of the Section 1 plat, and we will be doing a partial plat vacation with a re-plat of the Villas section, it would require an approval of 60% of the entire Section 1 plat. We would add this to the Declaration amendment process and have Section 1 homeowners vote on this at the same time they vote on the Declaration. Both votes must be notarized. This will be included in our door-to-door campaign, and we could use some volunteers to help accomplish this. There are 290 homes in Section 1; 60% = 174 homes. Tonight's vote with the Villas homeowners is to test the water to see if we should pursue having Section 1 vote on this issue.

**Discussion about Declaration Updates in Reference to the Villas:**

The new Declaration will be written to cover whichever direction the Villas decide to go (stay private or go public.) If you stay private, the new Declaration will allow the Villas homeowners to vote on their own about any special assessments needed without getting the other areas of SilverHawk involved. We will also be able to write out the \$125 per month and change it to \$50 per month.

**Questions & General Discussion:**

- Is the Board going to start enforcing all items in the Declaration? The Board is doing everything they can in accordance to the current Declaration. The streets are a bigger issue than trash cans and pergolas due to safety and insurance reasons. With the new Declaration, the Board will be able to enforce the other rules with a fine schedule for violations.
- Why can't we wait until the new Declaration passes, and then have only the Villas vote on the Partial Plat Vacation? Because it has nothing to do with the way the Declaration is written; it is the way the City of OKC requires the process to be done. Because Section 1 is all one plat with the Villas included, we will always have to get at least 60% of Section 1 to approve a Partial Plat Vacation.
- If the \$125 per month starts being charged, we can look at it this way: this will help our special assessment fee go down because we will finally start accumulating some savings to pay for the road repairs that we must do no matter if we change the streets to public or not.

- The house that is on the private street but outside the gate; this would help relieve the burden that has recently been discovered. The Developer put the gate in the wrong location, and the current homeowners were not told by the previous homeowners that they were on a private street.
- Several residents took two minutes each to state their opinion on the matter. Main points included:
  - Gates are false sense of security
  - The streets may wear faster than anticipated and what happens if it's time to replace and we haven't saved up enough money yet?
  - What happens if someone gets a pothole in front of their driveway? This could cause arguments about who would pay for it.
  - Real estate agent told homeowner that the gate doesn't increase the property values in the Villas. If the gate was removed and streets made public, it wouldn't affect the value up or down. However, if there was an additional \$50 per month assessment on top of the \$320 HOA fees, this would have a negative impact on property values in the Villas. Home buyers in this price point are more price sensitive and he would anticipate about \$5,000 to \$7,000 decrease in value depending on the home size.
  - The gates are already in bad shape and we don't have much money left in our account to fix them. What if the gates stop working? Do we really want to be at risk for special assessments in the near future?

**Vote on Streets & Lawn Care:**

15 homeowners present; 14 voted.

7 homeowners sent in their votes, but some did not vote on the lawn care portion.

We will be contacting them to get that vote within the next few days. A few neighbors in the Villas also volunteered to go door-to-door to collect the remaining votes.

Votes to Make the Streets Public: 14/31

Votes to Keep the Street Private: 7/31

Votes to Remove the Lawn Care: 15/31

**Discussion About the House Outside the Gate:**

If the new Declaration passes, that will solve the homeowners' problems. We will be removing the language stating their home is part of the Villas, no matter if the streets stay private or go public. They will be considered one lot and pay the regular annual HOA assessment.

**Next Steps:**

We will work on collecting the remaining votes with the help of the volunteers living in the Villas. Once we have the votes, we will notify everyone about the monthly fee



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beginning June 1<sup>st</sup>; whether it will be the \$125 per month or \$50 per month. We will also gather volunteers when the time comes to begin the door-to-door campaign.

**Adjournment**

Meeting was adjourned at 8:30pm.