

Silver Ridge HOA Annual Homeowners' Meeting

February 3, 2007

Minutes

Meeting Details

- Location: Mableton Library (Clay Road)
- Time: 10:00am - 11:00am
- Board Members Present: Bonita Martin, Dave Murphy, Becky Galindo, Kevin Monstrola
- Board Members Absent: Todd Stephen
- Homeowners Present: Rhonda Somers, Bettie and Tawanda Shumpert, Charles and Mazell Williams, Wooi Shyen Khor

Minutes Review

- No 2006 Annual Meeting minutes to review

HOA Accomplishments

- Citizens' Awareness Program (CAP)
- Silver Comet Trail fence stained to remove graffiti
- Silver Comet Trail gate repaired several times
 - Suggestion made to replace with an inexpensive and/or simpler gate that will not be broken
- Repaired front entrance lights and sprinklers
- Homeowners' paid dues much better than in 2005
- New website established (<http://www.silverridgeaustell.com>)
- HOA operated in the black for second straight year
- Flower Bed Cleaning and Pine Straw Application in both spring and fall
 - Retention pond clean up from past year should reduce amount of clean up in 2007

Treasurer's Report

- Annual reports distributed
- Discussion about motivation for paying dues
 - Liens placed on homes that are delinquent, making selling and refinancing more difficult

ACC

- Guidelines discussed
- Suggestion made to review ACC forms to include awnings
- No sheds permitted on property per HOA Covenants
 - Changing this requires an addendum to the Covenants which must be voted on by all homeowners

General Suggestions

- Holding Annual HOA Homeowners' meeting during the week to garner a higher attendance
- Hold party during April or May
 - More advertisement, via e-mail, request RSVP
- Have ChemLawn provide treatment for common area at front of subdivision
- Hold yard sale during April

Board Vacancies

- Bonita and Becky's positions up for election
- Bonita and Rhonda elected to fill positions