

Silverado Estates POA Annual Meeting Minutes

October 4, 2025

Meeting was called to order at 2:07pm. A quorum was confirmed and all but one board member were present.

The meeting began with the board apprising the attendees why the annual meeting date had been delayed.

SECRETARY / TREASURER'S REPORT

Resale Certificates

Lot 58 - 1460 Beauchamp Road

Financial Report

Receipts - \$2862.29 (*including \$12.29 in dividends*)

Expenses - \$2889.37

Includes landscaping, postage/stationary, website, liability insurance, front signage overhaul, and miscellaneous committee expenses

ARCHITECTURAL COMMITTEE'S REPORT

- | | |
|--------------------|---------------------------------------------|
| 1669 Beauchamp | - Approved fenced back yard |
| | - Approved tool shed |
| 1385 Beauchamp | - Approved metal roof color change |
| 447 Miss Donna | - Approved outbuilding on side of garage |
| | - Declined request to keep additional horse |
| | - Approved exterior home paint color change |
| | - Approved horse stall outbuilding |
| 1684 Beauchamp | - Approved 3-rail wood front fence |
| 278 Silver Spur Dr | - Approved limewash on the stonework |
| | - 1500 gallon water transfer tank |
| | - 2500 gallon rainwater tank |
| 651 Miss Donna | - Approved small well house |
| 1394 Beauchamp | - Approved carport |
| 409 Miss Donna | - Request solar panels (pending updates) |
| 1627 Beauchamp | - Approved greenhouse |

GENERAL BUSINESS

Committee Recognition

The landscaping and new neighbor committees were recognized and thanked for their contributions. One committee member explained their role in welcoming new neighbors and upkeep with the front entrance landscaping.

Front Entrance Overhaul

The front entrance sign had been removed, sanded and repainted. Other aesthetic retouching had been performed, as well as several rounds of landscaping services to the entrance area.

Deed Restriction Actions

A fence issue with lot 65 and front yard dirt piles on lot 34 had been addressed with their respective owners.

Legal Issues

Threats and potential litigation against the board was discussed, as well as a commercial liability claim. Those issues were initiated by an existing POA member and former board member.

New Business

A vacant house on Miss Donna Lane was discussed

Election of Board Members

The previous board was re-elected

Meeting was adjourned at 2:50pm