# Silverado Estates POA Annual Meeting Minutes
**September 19, 2026**

Meeting was called to order at 2:15 pm. A quorum was confirmed and all but one board member were present.

## SECRETARY / TREASURER'S REPORT

### Resale Certificates:
447 Ms Donna Lane
1080 Beauchamp Rd
290 Ms. Donna Lane

### Financial Report:
Receipts: $2910.18 (includes annual dues and dividends)
Expenses: $2592.58

*Includes landscaping, postage/stationary, website, liability insurance, Henly Baptist church donation and miscellaneous committee expenses.*

## ARCHITECTURAL REPORT
Architectural representative briefly reported on activity in neighborhood. *The full list wasn't included in the meeting, but has been added below:*

| | | | |
|---|---|---|---|
| 10/25 | 1669 Beauchamp | Tool Shed | Approved |
| 11/25 | 278 Silver Spur | Garage add-on | Approved |
| 3/26 | 225 Miss Donna | Metal Storage Bldg | Approved |
| 6/26 | 1460 Beauchamp | Home construction | Approved |

## GENERAL BUSINESS

### Insurance Cost Increases

D&O Liability Insurance increased by approximately 30% from the previous fiscal year. This increase followed an incident where a POA member contacted our insurance broker and underwriter regarding potential litigation against the board of directors. Due to the perceived legal risk, a case was opened by the underwriter but, was closed without escalation.

**Other Expenses**
Board highlighted that there may be opportunity to save expenses by shopping around services for liability insurance and website.

**Landscaping**
Beautification committee member made comments regarding landscaping work requested over the last year. Membership thanked committee member for their handling of the front landscaping.

**Incentivizing Annual Meeting Attendance**
Several members voiced concerns about wanting to see additional members attend the annual meetings. Incentives to increase attendance were discussed such as adding a gift card drawing, changing the time of day and venue, and adding food and drink.

Membership present discussed adding a $50 gift card drawing at the annual meeting. Current meeting drawing was awarded to a member who requested it be donated to 2027 annual meeting.

Membership present discussed having the next annual meeting at the West Henly Boil Shack.

The board concurred and approved these changes for next year's meeting.

**Board of Directors Members:**

Larry Corley (president), Joey Resendis (vice president) and Eric Pohl (treasurer/secretary) were elected to the POA board.

**Next Annual Meeting**
Member recommended next year's annual meeting be set during current meeting to avoid scheduling issues.

2027 Annual Meeting was scheduled as follows:
Date: September 18th, 2027
Time: 11AM
Location: Henly Boil Shack
Drawing: 50$ gift card

Meeting was adjourned at 3:30.