

MINUTES

Silver Woods CA Monthly Board Meeting

*January 13, 2026
6:30-7:30pm Clubhouse
29—Homeowners attended*

Housekeeping

- Call to order (6:30 PM) - Marc Bognar (presiding), Len Janssen, Trish Hanks, Mary Doran Brown, Tabitha Hammerstone from PCAM. Absent: Cal Hargett
 - Approval of December 09, 2025, minutes. Len made a motion to approve, Marc seconded the motion, and the rest of the BOD approved. Motion carried.
 - Meeting Etiquette Guidelines: Marc reviewed the meeting etiquette.
-

Committee Reports

1. Board Committee Reports:

- a. (Marc Bognar): ARC and Premier:
 - i. ARC: Refer to Property Management Report (1.f below).
 - ii. Premier: Operationally, all is going well. There are continuing issues on the financial side, issues remain that the Board is working to resolve.
- b. (Trish Hanks): Finance/Investment
 - i. Laura Giorgianni was thanked for her support in bringing her up to speed with the financial status of the association.
 - ii. For the end of 2025, total income was \$102,368 above budget, mostly due to townhomes paying into our assessments (\$53,444) and the initial assessments from townhome sales (\$46,400).
 - iii. While there were several above budget variances, the net operating total for the year was a positive \$7,586. In response to a question from a homeowner, additional revenue from townhome sales covered budget overrun.
 - iv. See Additional Financial Information section of this report for further details.
- c. (Len Janssen): Maintenance/Ponds/Pool:
 - i. On 11/25/25, AirMasters reset the internal breaker on the air handler that services the kitchen and card room.
 - ii. All pond pumps were removed in early December.
 - iii. Trash grate on exit of Pond 3 was broken by someone likely jumping on it. Len is waiting on a proposal to replace the broken grate.

- iv. No report for the pool at this time.
- d. (Marc for Cal Hargett): Landscaping/Social/Decorating:
 - i. Landscaping – Courtesy clean-up conducted. Notice sent to homeowners regarding landscaper’s offering to do private landscaping.
 - ii. Social – Joe Seeger (Social Chair) reported about the meeting held last week, with new members participating, to discuss plans for 2026 SWCA events. List of events to be sent out. The first event planned is a Super Bowl party in February. By a show of hands, many homeowners are interested in a Yard Sale in April.
- e. (Trish Hanks): Welcome – Spoke to Marc about this and we are thinking of the possibility of a meet and greet at the clubhouse to answer questions. Mary Doran Brown and Trish to meet to plan welcome events/strategies.
- f. (Tabitha Hammerstone, Property Manager, PCAM): December Management Report
 - i. SWARC: 1 Project completed.
 - ii. Inspections: Inspections continue to be completed monthly with either Marc or Cal. No outstanding violations at this time.
 - iii. Account Balances:
 - Operating: \$27,703.56
 - Operating Reserves: \$75,130.96
 - Long Term Reserve (LTR): \$137,782.07
 - Total: \$240,617.30
 - iv. Real Estate: Townhomes settled – 1 on Scranton Ln; 5 on Gallagher Dr
 - v. Delinquencies: Delinquencies: 0-30 days= \$1770.34, Over 30 days= \$1415, Over 60 days= \$100, Over 90 days= \$6,318.22 **Total= \$9,603.56**
 Most of the delinquencies are from the Developer, however, there may be some offsetting credits that the Board is continuing to work with PCAM financial team to get errors corrected and Tabitha hopes to have a current and corrected report for the February meeting.

Old Business & Pending/In-Process Items

1. Verizon Update

Target completion was the end of December, but due to significant corporate lay-offs, Verizon is falling behind schedule. An update is not yet available. Verizon indicated to Marc that an update should be available by the next meeting.

2. Walking Trail Paving Status

The down payment has been made. Work should be completed late March/early April. The pavement will span from the starting points of paths (at sidewalks)

for approximately 150 feet. Additional pavement is not planned for 2026 as it is expensive and because of drainage concerns.

3. Rental Rules

Laura Giorgianni requested updates to the consolidated rules on the website rental policy to reflect the change from six months minimum to one year and requested a process to reject renters, if necessary. A homeowner noted that some builders may not be accurately representing community policy on rentals.

New Business

1. Strategic Planning Committee

Marc explained that we plan to form a strategic planning committee to get homeowner input to consider any capital projects we may need to plan for. Len indicated that significant work will be required to adequately address anticipated community needs. The committee needs volunteers. If interested send email to Marc – mbognar1@verizon.net

Open Discussion

- Trees planted behind Scranton Lane homes appear to be sick or dying. Marc stated that this has already been discussed with the town and it will be addressed in the Spring.
- Joe Giorgianni reported that the pickleball court did not prevent pickleballs from rolling under the fence. It was thought that the planned sound-proofing would address that situation.
- Homeowner suggested that the rules for pickleball court usage be sent out again to prevent situations such as dogs on the court.
- Homeowner raised concern about non-resident use of walking trails. Marc suggested that if a homeowner sees something they can report it to a board member or call the police. We have posted trespassing signs.
- A question was raised by a new homeowner about the potential for a second pool. The homeowner stated they were told by their builder that there was discussion about a second pool. Marc stated that Beazer was to build that pool. However, Beazer has since informed the community that they will not build the pool. Land for the pool is still available. This topic will likely be part of the discussion of the strategic planning committee on whether and how a pool could be added.

Action Items

- Replace trash grate on Pond 3.
- Social committee to send out a list of events.
- Trish and Mary to work on welcoming ideas.
- Tabitha and Board to address financial concerns especially overdue fee assessments.
- Marc to provide an update of Verizon internet availability.
- Homeowners willing to work on the Strategic Planning Committee to contact Marc.

Revised Final

Additional Financial Information

Financial Report for the January 13, 2026 Silver Woods Community Association Board Meeting

For the end of 2025, our total income was \$102,368 above budget, mostly due to townhomes paying into our assessments (\$53,444) and the initial assessments from townhome sales (\$46,400)b

End of year larger variances are as follows:

- Legal \$14,615 above budget, due to legal fees from issues dealing with the developer and builders.
- Management Contract \$4,244 above budget, as more townhomes are settled we pay more for management service
- Landscaping non-contract is \$23,087 above budget. This is the deposit for Justice Seal Coating to pave the entrances to six walking trails in the community.
- Mowing of the townhomes was not budgeted in 2025, so this line is above budget by \$12,625
- Clubhouse insurance is \$1,909 above budget due to a timing of payments compared to our previous insurer and an increase of the insurance costs.
- Clubhouse Wi-Fi and Cable is \$1,726 above budget due to Mediacom price increases and an added charge to have music.
- HVAC Service Contract is \$1,694 above budget due to two different repairs needed on the condenser units.
- Gym Equipment is \$5,385 above budget from the purchase of the new elliptical.
- Clubhouse access system is \$15,994 above budget due to trenching and installation of access control to the back pool gate and the pickleball courts.
- Pool Maintenance Non-Contract is \$1,259 above budget due to contracting our clubhouse cleaners to clean the pool furniture during the summer months.
- Pool Furniture is \$3,992 above budget as this was the deposit to purchase additional pool furniture to support additional homeowners
- Snow Removal was \$3,517 above budget as this is a non-budgeted item.

The net operating total for the year is positive \$7,586.

Next Meeting

6:30PM, Tuesday, February 10, 2026 via Zoom.

Meeting Documents

Agenda

Meeting Etiquette

Revised Final