

Minutes

Silver Woods CA Monthly Board Meeting

June 9, 2026

6:30-7:27pm

28 Homeowners attended

Housekeeping

- Call to order (6:30 PM) - Marc Bogнар (presiding), Trish Hanks, Len Janssen, Cal Hargett, Mary Doran Brown. Absent: Tabitha Hammerstone from PCAM.
- Approval of May 12, 2026, minutes. Cal made a motion to approve, Len seconded the motion, and the rest of the BOD approved. Motion carried.
- Meeting Etiquette Guidelines: Marc reviewed the Etiquette Guidelines.

Committee Reports

1. Board Committee Reports:

a. (Marc Bogнар): **ARC and Premier:**

- i. ARC: One new request pending.
- ii. Premier: Bi-monthly inspections continue. Reminder: Power wash as needed. Homes in the construction area on the west side of Pittston will have a pass until the fall when construction activity reduces
- iii. Strategic Planning: (Trudy H. and Steve Maternick Reported)
There were 116 responses to the survey sent to all residents. There were 40 attendees at the follow-up Town Hall meeting. Strategic Planning Committee will meet on June 16. They will sort through survey responses; prioritize input; and create a follow-up survey to fine tune resident input.

b. (Trish Hanks): **Finance/Investment**

- i. No report – all going smoothly. No questions from participants.

c. (Mary Doran Brown): **Clubhouse/Fitness Room**

- i. No updates.
Cal asked if there were any comments regarding the window tinting in the fitness room. Steve DePrince responded that tinting was positive upgrade.

d. (Len Janssen): **Maintenance/Ponds/Pool:**

- i. Pond –

Pond 1 Lights are finally operational. Control board was backordered and has finally been installed.
Pond 1 Banks were cut all the way down by mowing crew by mistake. Envirotech is uncertain as to what that we planted will survive. Optimal replanting time is early fall. We will watch it and decide later in the summer if we need to replant.

- ii. Maintenance –
 - Reset timers for Ponds 4 & 5. They were 12 hours off.
 - Installed plexiglass on both sides of new pool gate
 - Installed Pool signs
 - Installed Ecobee thermostats in clubhouse.
- iii. Pool – Nothing to report. Opened normally.

Marc Bogнар: Clubhouse/Pool Issue

The developer will be regrading the West side of the clubhouse to improve the drainage. As part of that project, the wooden base under the air conditioner units will be replaced with concrete. In the next 2-3 weeks, the units will need to be moved to allow for the concrete to be installed. *The clubhouse will be without air conditioning for a couple to days.*

e. (Cal Hargett): **Landscaping/Social/Decorating:**

i. Landscaping

1. Marc and Cal have met with landscaping company (Bay Country) regarding concerns with service. A third crew has been brought in to address various issues.
2. Cal has received a couple quotes to re-mulch the community trails.
 - a. Bay Country: \$32,240
 - b. Trevaughn Topping: \$19,671.30This includes:
 - Transport and distribute 200 yds of Mulch along our 2-mile walking paths.
 - Spread mulch evenly across the designated path area to ensure consistent coverage.
 - Ensure the mulch is contained within the path boundaries to maintain a clean appearance.

Discussion:

- When were the trails originally mulched? They were done by the developer about three seasons ago.
- Do we mulch now and give time to think about a more permanent solution? Len stated that something needs to be done soon as there are areas that are about to be washed away and the fabric under the current mulch is coming through presenting a tripping hazard. A more permanent solution would be in the price range of \$30-40K.

- Will re-mulching wash away in storms? Len explained that about 75% of current trail has held up. Marc stated that it would be hard to do some of the trail and not all.

Motion: Cal made a motion that the community association spend \$19,671.30 to re-mulch the community trails. No additional discussion was necessary. Len second the motion, and the rest of the BOD approved. Motion carried.

ii. Social – Joe Seeger absent

It was reported that the pool opening party was held the past weekend and that the bowling outing was a big success.

iii. Decorating – No report

f. (Trish Hanks): **Welcome**

Event held in May. Another event will be held sometime in the future.

g. (Tabitha Hammerstone, Property Manager, PCAM): March Management Report

i. ARC

6 Approved

ii. Inspections

Inspections continue to be biweekly.

Outstanding violations: Courtesy Notice - 5

iii. Account Balances

1. Operating Account - \$ 56,225.45
2. Operating Reserve Accounts - \$ 83,098.31
3. Long Term Reserve Accounts - \$ 143,744.91
4. Total - \$ 283,069.38

iv. Real Estate

- 1 Lackawanna Ln

v. Delinquencies

1. 0-30 Days - \$ 4,942.47
2. Over 30 Days - \$ 1,429.29
3. Over 60 Days - \$ 75.04
4. Over 90 Days - \$ 2,868.44
5. Total - \$ 9,315.24
6. Homeowner - \$ 4,105.56
7. DRB - \$ 2,978.88
8. Beazer - \$ 1,922.80
9. Developer - \$ 308

Old Business & Pending/In-Process Items

Verizon Update – Marc reported

Contractor is in the community and first steps of the installation process are nearly complete. Project Manager reported that they are on track for mid-July to start connecting to homes. Connections will occur one community section at a time. Once connections begin, it should be a very quick process to get everyone connected.

New Business

No new business.

Open Discussion

1. Can we change pool closing time to 9PM instead of 11PM?
Board will discuss and get back to group.
2. What is the protocol for resident's guest use of the pickleball courts?
All users must follow the rules posted at the courts. Use of the courts is on a first come-first served basis. Some residents use an App for finding interested players but there is no scheduling of court use with the App. Cal mentioned that there are public Pickleball courts about three miles away (near Giant food store) as another option for interested players.

Action Items

1. Marc to discuss option of closing pool at 9PM instead of 11PM.

Adjournment

Meeting adjourned at 7:27 PM

Next Meeting

6:30PM, Tuesday, August 11, 2026 at the clubhouse.

Meeting Documents

Agenda

Meeting Etiquette