

# Minutes

## Board meeting SILVERWOODS CA

DATE	January 13 <sup>th</sup> , 2025
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TIME	6:30PM
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MEETING CALLED TO ORDER BY	Marc Bognar
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### IN ATTENDANCE

Marc Bognar; Laura Giorgianni; Cal Hargett; Patricia Scott; Len Janssen

Meeting was in-person at the clubhouse with 22 Homeowners & Tabitha in attendance

### APPROVAL OF MINUTES

The Minutes From December were reviewed and approved with no dissent

### BOARD

Marc reminded members of the Meeting etiquette guidelines

### REPORTS

Committee Reports:

- Inspections & Premiere Marc
  - o Inspections have been moved to monthly starting in December as is customary during the winter months
- Pool/Clubhouse/Welcome Trish
  - o Motion to hire Glenda Bollinger, our current cleaner, to help with cleaning the pool furniture 3 x per week while Pool is open at the cost of \$25.00 per visit. This was discussed in the November meeting. MOTION CARRIED
  - o Motion to hire Ocean Waves to power wash the clubhouse at the cost of \$450.00 as discussed in the August 2024 meeting. MOTION CARRIED Washing to commence after the new amenities are installed (assuming this is before pool opens)
  - o At the November 2024 meeting I proposed that we sell the Proform bike that is rarely or never used & purchase an elliptical trainer that the residents will use. Possibly another elliptical. It was agreed by the Board to put a notice in the newsletter giving homeowners a chance to buy the bike Discussion and authorization of any sale will be at the February meeting. Trish will get quotes on a new elliptical.
- Maintenance/Ponds Len/Laura
  - o Ponds:
    - Envirotech was onsite on 12/18 performing scheduled maintenance. They checked water quality, removed trash and debris, checked for invasive vegetations and algae as well as checking for any deficiencies.  
The fountain was pulled from pond 3 on 1/3 due to the extreme cold possibly damaging the fountain.

- Board asked that we query Envrotech as to capability to change out, cost and impact of a smaller pump in Pond 3 fountain
- Maintenance
  - Shed Delivered and set in Place Thanks to Joe Giorgianni, Dave Stock & Bruce Rose, Fence sections & privacy screen were reinstalled. All construction silt fences were reinstalled.
  - Shelving in the shed will be installed in January and items will be relocated from the Ch closet (weather permitting)
  - About 70% of the privacy fence was re-installed due to wind breaking zip ties.
  - Clubhouse Audio system was reprogrammed after power interruption in Late Dec.
  - Still investigating solution to installing non-skid on the ramp in the kiddie pool
- Finance/Investments Laura
  - 2024 financial numbers are still being reviewed, but preliminary numbers show a \$13722 of surplus income above budget and \$25385 of expenses above budget.
  - Income was above budget for three main reasons: 1. Townhome settled paying assessments, 2. 6 homes sold paid initial assessments, 3. Sale of ada chair.
  - Expenses that were above budget include legal (\$10,621), fountain electric (\$3,064), landscaping for single family homes (\$6,008), clubhouse maintenance (\$1445), clubhouse landscaping (\$2052), purchasing additional pool furniture (\$6,453). That being said, there were several expense lines under budget which include landscaping non-contract (\$2,089) and storm water management (\$3488).
  - Due to expenses exceeding income a transfer of just over \$10,000 from operating reserve was made to cover our shortfall.
- Landscaping/Social Cal
  - Contract was put in place with Bay County for snow removal of Clubhouse Parking lot, sidewalks around clubhouse & select common area sidewalks Streets were plowed by Ocean View as a courtesy.

#### Property Manager Report – Tabitha

- Operating cash ended December at \$13,982.71
- Accounts receivable ended at \$1,758.18
- Total operating reserve was \$72,993.15 including \$20,992.58 invested in CD's
- Other Reserves totaled \$121,853.15 including \$41,547.05 invested in CD's

#### Open Discussion – Homeowners concerns

- Discussion of need for an outside shower in pool area.

#### Old Business

- Beezer Update – No real update as we are waiting for some response to our proposal from Bob Thornton
  - Additional trees are specified for behind Luzerne but not completed due to weather. Will be completed in Spring
- Volunteer Appreciation Event – After much discussion A motion was made to provide \$400 for an all resident event to acknowledge and thank all volunteers for their service in the past year MOTION WAS SECONDED AND CARRIED

#### New business.

- Beaver Dam Road Fence
  - Fence needs repair/paint. Action tabled until new reserve study completed this spring.
- Brenda Lane Roads will be resurfaced in Spring. Residents were alerted that there may be some traffic/parking issues.

#### Adjournment