

Minutes

Board meeting SILVERWOODS CA

DATE	April 8, 2025
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TIME	6:30PM Live Meeting
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MEETING CALLED TO ORDER BY	Cal Hargett
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IN ATTENDANCE

Laura Giorgianni; Cal Hargett; Patricia Scott; Len Janssen

Meeting was Live with 15 Homeowners & Tabitha in attendance

APPROVAL OF MINUTES

March's meeting minutes were not voted on. Minutes were not posted on the website, Laura never reviewed final version.

BOARD

Cal reminded members of the Meeting etiquette guidelines

REPORTS

Committee Reports:

- Pool/Clubhouse/Welcome - Trish
 - o Survey on what to add to fitness center – overwhelming choice was an additional elliptical machine. Estimate is \$4,000 Discussion re adding a write-in option on future surveys. No motion on new machine.
 - o No interest from anyone in development on buying cycle machine
 - o Power wash of clubhouse will be 5/13 there are no addition slots available for homeowners to take advantage of discount.
 - o Trish indicated the need for shed access if it's going to be locked. Consensus was that key Fob gate access was enough.
- Maintenance/Ponds - Len:
 - o Ponds
 - Still awaiting estimate on possible pump replacement for Pond 3 pump
 - Working on estimates for a number of repairs to banks at various locations will update next meeting.
 - Fountains installed in all ponds. Lights are not working on Pond 1 & 2. Awaiting parts.
 - o Maintenance
 - Quiet month. No issues other than replacing some zip ties on the privacy screen.
 - Seaside did a maintenance call on the crawl space on 3/31

- Finance/Investments - Laura
 - March's preliminary income is \$4160 above budget. \$3200 is from the settlement of three townhomes and one single family home.
 - On the expense side there are very many large variances worthy of discussing. The only thing that needs to be checked on is that Bay Country did not submit invoices for services for March or April.
- Landscaping/Social - Cal
 - Landscaping
 - Lawn Cut day will be Thursdays this year
 - First cut and treatment was done on 4/3
 - Social
 - 18 people attended the Volunteer appreciation Social
 - Yard sale Saturday 4/26; Rain day is Sunday
 - Several events planned for May

Property Manager Report – Tabitha

- Inspections & Premiere
 - Inspections moved to bi-weekly starting April
 - No outstanding violations
 - Tabitha reminded homeowners to power wash homes no later than April

ARCs

1 application approved awaiting completion

Balances

Operating - \$48,443.42

Operating Reserve - \$73,575.18

LTR - \$127439.28

Total - \$249458.59

Real Estate

3 Townhomes settled

1 House resold on Old Forge

Delinquencies

0-30 Days - \$1,153.64

Over 30 Days - \$3,519.15

Over 60 Days - \$998.00

Over 90 Days - \$185.72

Total - \$7,186.84

Tabitha & Laura are working with Beazer & PCAM to reconcile the past due balances as there is confusion as to what is actually owed due to lack of information from Beazer.

Old Business

- Beaver Dam Fence Repair
 - Proposals received. Will present at next meeting
- Seal coat clubhouse parking lot.
 - Has to be postponed until after material for new courts is removed and damage (if any) is revealed.
- Signs
 - Cal made a motion to spend \$400 for 6 signs with the maintenance committee installing. Seconded by Len, Motion passed unanimously.

New business.

- First Cluster of Town Homes in new section completed Silver Wood's residents are invited to open house on 4/12 for a walkthrough.
- Brenda Lane Roads will be seal coated in late April. Residents were alerted that there may be some traffic/parking issues.

Open Discussion – Homeowner Concerns.

- Trees on common area of DRB lots
 - Nothing resolved
- Status of Thornton Improvements
 - Cal updated. We are still waiting on Beazer.
- Bocce & Pickleball courts construction should start shortly (weather permitting). Goal to complete is by end of spring.
- Question raised about additional street lights near the intersection of the clubhouse parking lot.
 - We had no information to address
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Adjournment