

MINUTES

Silver Woods CA Quarterly Board Meeting

June 10, 2025
6:30pm Via Zoom

Housekeeping

- Call to order. Marc Bognar, Cal Hargett, Laura Giorgianni, Trish Scott, and Tabitha Hammerstone, PCAM. Absent: Len Janssen. Diane Seeger took minutes for Len. Approximately 34 attendees.
- Approval of May 13, 2025, minutes. **Laura made a motion to approve, and Cal seconded the motion, and the minutes were approved unanimously. Motion carried.**
- Meeting Etiquette Guidelines: Marc reminded attendees to review the attached Roberts Rule of Order that was sent with the meeting email.

Committee Reports

Board Committee Reports:

- a. (Marc Bognar): Inspections/Premier:
 - i. Inspections/Premier: Cal and Tabitha conducted the recent inspection, and both said the community looked good.
 - ii. Premier: Marc, Laura, Len working with Premier with issues regarding billing for the builders and the developer.
- b. (Trish Scott): Pool/Clubhouse/Welcoming Committees: Trish reported that the following actions occurred in June:
 - i. 6/2/25 The broken treadmill was approved for repair and the part has been ordered and will be fixed when the part arrives.
 - ii. 6/2/25 The deposit for the additional elliptical equipment was received by RMS fitness and the expected time of delivery is 3-4 weeks.
 - iii. 6/7/25 Proform bike was sold for \$60.00, and the money will be directed to the fitness center account.
 - iv. Trish and Marc discussed a conceptual plan to add a pool shower tower as requested by John Sevier. Marc plans to discuss the plan with the current builder of the future planned amenities.
 - v. Our current clubhouse cleaner will begin to assist with cleaning the pool area around June 17. She will be covering Tue, Wed and Saturday evenings.
 - vi. Trish thanked Coastline Pools for doing an exceptional job keeping the pool crystal clear.
- c. (Len Janssen absent): Maintenance/Ponds/Envirotech: Joe Giorgianni addressed maintenance actions.

- i. 5/18: Repaired the broken tiles and caulked the deteriorated cement across the front of the kiddie pool.
- ii. 5/18: Installed spikes above three of the new exterior security lights to deter birds building nests.
- iii. 5/20: Repaired the fence behind 29 Thornton.
- iv. 5/23: Installed hose reel and hose on the side of the clubhouse.
- v. 6/1: Installed the last trail sign and post on the east side of pond three, adjacent to the Forest Landing homes abutting the pond.

Ponds: Marc reported that a few of the pond fountains needed repairs due to various reasons, such as lighting issues and eels.

- d. (Laura Giorgianni): Finance/ Investment: See the finance section below.
 - i. Laura reminded attendees of where to find financial statements on the website.
- e. (Cal Hargett): Landscaping/Social:
 - i. Landscaping: Mowing remains on Thursdays, and the next lawn treatment will be in July. Cal will communicate date when know.
 - ii. Walking trails: Walking trails show weed growth. Cal spoke with Bay Country who quoted \$1725 for three weed treatments which will cover service for the remainder of the year. Cal will get more information regarding timing. Laura would like Bay Country to allow us the flexibility to cancel treatment if not needed. **Cal motioned to engage Bay Country, Trish seconded the motion. Board unanimously Approved. Motion carried.** The mulch on the trail is washing away with every rainfall. Bay Country recommends adding three inches of mulch to the 1.5-mile trails to maximize retainment at a cost of \$39,000. Cal asked for an alternative that would be a more reasonable cost. Marc said can we work with Bay Country for spot treatment. Marc advised that he spoke with Justice Sealcoating who completed the seal coating for Brenda Lane to get a cost estimate for blacktop on some of the trails. Marc asked Tabitha to check with other communities to determine how they oversee mulch trails. **Action Item.**
 - iii. Social: (Joe Seeger): The committee will meet tomorrow to discuss the proposed progressive dinner and trip to Ocean Downs. The meeting is at 6pm, June 11 and homeowners are encouraged to attend should if interested in helping the committee.
- f. (Tabitha Hammerstone), Property Manager, PCAM): May Management Report:
 - i. SWARC: One approved project.
 - ii. Inspections: Conducted bi-weekly. Reminder to check and clean home exterior a needed.
 - iii. Real Estate: Five townhomes settled.
 - iv. Delinquencies: 0-30 days \$2248.82, more than 30 days \$1130.40, 60+ days \$0, more than 90 days \$2770.14. Total \$6149.36.

The bulk of the delinquency is from the developer. Subsequently, a check in the amount of \$4109 was received, leaving the remaining balance of \$2000 from homeowners and a few Beazer lots.

Budget/ Financial Information

Financials (CA) May 1-31, 2025: Laura Giorgianni

Income:

Income is \$9438 favorable to budget, \$2400 of this is from the settlement of three townhomes and approximately \$7000 is from assessments. This increase favorable to budget is primarily a result of delinquent Beazer payments being processed by Premier. YTD Income is \$21,662 favorable to budget, with \$12,000 from homes sales.

Expense: greater variances are as follows:

1. Legal account is \$1776 unfavorable to budget for May and \$1551 YTD unfavorable to budget due to the work being done to address the agreed upon pool in the townhome district.
2. Property management account will continue to escalate an unfavorable variance as the year progresses due to the addition of new homes being managed by Premier. This expense was not budgeted as it wasn't predictable and added income would cover these costs.
3. Landscaping account for May shows a greater than expected unfavorable variance for the month; however, YTD variance is on track. This is due to the invoices for March, April and May not being processed and paid until May.
4. The deposit for the new elliptical was paid in May against an unfunded line which resulted in an unfavorable variance for May.
5. Two hundred key fobs were purchased at the cost of \$1900. This expense shows up against the clubhouse access system. As a result, this line will show an unfavorable variance until the end of the year.

Investment Committee: Ron Hope

Three, seven-month CDs are maturing on 8/12/25 with Alliance Bank. The Investment Committee recommends that the Board roll these three CDs to new seven-month CDs. Trish asked if we needed to shop around to compare rates. Ron said we get a competitive rate since Alliance works with PCAM. Lisa Ford reiterated the positive rate. **Laura made a motion to roll over the CDs, Cal seconded. Board unanimously approved. Motion passed.**

Old Business

1. Beazer Agreement Ratification: The Board has negotiated firmly with the developer and builder for the past 15 months to attempt to mitigate the rental changes that were made without our knowledge or consent. We worked to retain the culture of the existing community and to advance the amenity promises made by the developer. The Board has also engaged an attorney at significant expense to assist in negotiations with the

developer and builder. Negotiation starting point: Timely build of promised amenities; separate amenities and HOA for the SW Villa District, six-month rental agreement, veto power over any changes made by the developer and builders. As we discussed in numerous meetings we ended up with one-week rentals permitted, in exchange for the addition of a second pool and bath house to be built near the Forest Landing property line in the middle of the development, and the agreement from the developer and builder that no additional changes are to be made without the approval of the Board. These are big wins for the community. Marc made a motion to ratify this agreement with the developer and Beazer. Marc solicited questions/comments from attendees. Laura reminded the attendees of the original request, specifically the desire for a separate HOA and indicated that an alternate action for the BOD is to not sign the agreement and instead stick to the original points to include a separate HOA and one-year rental. Her comment resulted in much discussion, with some homeowners saying they were not aware that we were not successful with negotiating a separate HOA and concerned with renters in our community and using our amenities. Some homeowners accepted the fact that a second pool was needed and that we were too far down this road to go back to the start of negotiations. Marc reminded the attendees that in a negotiation, it is challenging to get everything that is asked for and that the BOD secured most of what was asked. If we were not to sign the agreement, we would give up the gains of the agreement which includes Beazer spending \$300k to \$500k on a pool and Board approval over any developer changes in our documents. ALL Board members were fully informed of negotiations and the final agreement and all had supported it. Additionally, all Board members participated in various portions of the negotiations. Additionally, by not signing the agreement, our community will be looked at negatively and we may lose what we have gained. Outcome: Marc tabled the vote until the next meeting.

2. Verizon Bulk Services: With a vote of 240 to 5, the community has approved the addition of Verizon bulk services. Homeowners also approved the installation of 500mb as opposed to 300mb. Marc made a motion to move forward with Verizon. **Trish seconded. Motion carried unanimously.**
3. Additional Clubhouse Amenities Update: Work progresses slowly. The grading for the amenities' area has started. Norma asked about getting a sound barrier or requiring quieter paddles for pickleball. Marc will investigate if there is an opportunity to minimize the noise during pickleball play.
4. Tree Inspection Update: Town conducted final tree inspection. Approximately 21 need replacement, which is the responsibility of the developer. These are tagged with pink ribbons. Five additional trees were damaged, likely by deer. Developer agreed to provide five additional trees at no cost to the community.

New Business

1. DRB is planting 10 trees this week facing behind the new homes facing Old Forge.
2. DRB/Beazer buyers were unaware of the town/builder agreement prohibiting buyers from doing any additions outside their home. The town asked the HOA to consider lifting the deed restrictions to allow for a variance for homeowners. The Board discussed the possibility of allowing patios or small decks up to the vanity fence line which is approximately 10 feet from the exterior wall of the homes and feedback was mixed. The Board will solicit feedback and decide on the best course of action.

Open Discussion: Homeowner Comments:

1. Update proposal for fence repair on Beaver Dam Rd. Board is waiting for one quote. Once we receive that quote if it is too high, we will use the scope of work in it to solicit additional quotes. **Action Item.**

Action Items

1. BOD/ee-/ii: Quote to consider paving portions of walking trails, particularly between homes. (Marc)
2. OB/1: Follow up on Beazer ratification vote. (BOD)
3. OD/1: Quote for Beaver Dam fence. (Marc)

Next Meeting

August 12, 2025 (No July meeting), 6:30pm at the clubhouse

Meeting Documents

Agenda

Meeting Etiquette