

Minutes

Executive SILVERWOODS CA

DATE

August 12, 2025

TIME

6:30PM Live Meeting

MEETING CALLED TO ORDER BY

Marc Bognar

IN ATTENDANCE

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

Meeting was Live with 49 Homeowners in attendance. Tabitha not in attendance

APPROVAL OF MINUTES

The Minutes from June were reviewed and approved with no dissent

BOARD

Marc reminded members of the Meeting etiquette guidelines

REPORTS

Committee Reports:

- Inspection & Premiere - Marc
 - o See Tabitha's report for status on inspections
- Pool/Clubhouse/Welcome – Trish
 - o Thanks for keeping the clubhouse and pool area tidy.
 - o Please feel free to squirt off the sand etc. using the hose on the reel on the side of the clubhouse
 - o Discuss keeping the pool open past September 1st.
 - o Correction to Glenda cleaning the pool furniture it is actually Tue, Thur and Saturday evenings
 - o 6.17.25 Marc and I met with 12 homeowners from the villas
 - o 6.18.265 treadmill repaired
 - o 7.21.25 New elliptical delivered
 - o 7.22.25 Pool partially drained due to TDS and refilled
 - o Motion to purchase more pool furniture see invoices Both motions were proposed, seconded and passed
 - 20 new chairs to replace the current plastic chairs that can be used for the pickleball, and Bocce area \$4900.00 cost will increase by \$300.00 on Sept 1st.
 - a new table, base and umbrella at the current cost of \$1,757.00
 - 60% deposit required
 - o Motion made to keep the Pool open for two extra weeks. Motion seconded and passed unanimously
- Maintenance/Ponds - Len:
 - o Ponds

- Multiple Fountain repairs/lights replaced during month of June & July
- Normal monthly maintenance
- Area to East of Clubhouse (Beside Parking Lot) will continue to be maintained, goal is to have it look like Channel along Old Forge. This may take a year or so

○ Maintenance

- 06/18/25 Air Masters replaced the motor, condensing unit, and starter controls in the unit that services the gym.
- 06/25/25 Wrapped the security lights on the clubhouse and pumphouse with yellow film as an insect repellent.
- 07/16/25 40 more zip ties replaced from wind damage.
- 07/23/25 Replaced the towel hooks in the gym restroom.
- Reviewed various estimates for Beaver Dam Fence (Discussed Later)
- Hours on fountains will be changed from 8am to 10 PM to 9am to 10 pm.

- Finance/Investments - Laura

○ Financials:

- July's income was \$15,169 above budget. \$7200 of this is from the settlement of nine townhomes and roughly \$7600 is from additional assessments from the townhomes. YTD income is \$48,739 above budget with most all of that from the townhomes.
- On the expense side, larger variances are as follows:
- Legal is \$9000 YTD above budget. The majority of these expenses are for costs incurred for the legal work being done with the pool in the townhome district.
- HVAC system required a condenser motor and control replacement in June for \$1,178. Additionally, work done in the Fall of 2024 was just invoiced for a cost of \$516. Resulting in an almost \$1700 negative variance.

○ Landscaping/Social – Cal

- Villas were added to lawn cutting contract
- Villas have been overwatering new sod as well as seams in sod causing problems for cutters.

○ Social

- Upcoming events
 - Happy Hour at Bethany Brewing this coming Friday
 - Happy Hour at clubhouse on 8/28
 - Board Craft event signup is on line.

○ Property Manager Report – Tabitha

Inspections & Premiere

- ARC:
 - 1 Project completed
- Inspections:
 - Inspections continue to be bi weekly
 - 9 outstanding violations

Account Balances:

Operating Account: \$60,424.89

Operating Reserve: \$74,367.09

LTR Accounts: \$137,824.79

Total: \$272,617.48

Real Estate:

15 townhomes sold

- Delinquencies:
 - o 0-30 Days: \$661.75
 - o Over 30 Days: \$278.77

- o Over 60 Days: \$0
- o Over 90 Days: \$149
- o Total: \$1,089.52

Old Business

- Beazer Agreement/Pool Update
 - o After a year of negotiation, Beazer decided not to build the second pool
 - Consequence of this is that allowable rentals now revert to 1 year or more in Villas
- Discuss Rental Terms – 6 Months/1Year
 - o Currently, Both POA & Phase 2 allow 6 month rentals
 - o Villas now prohibit rentals under 1 year
 - Board requested input from the meeting's attendees on whether to make the rental minimum consistent at 6 months or 1 year. Input was specifically solicited from townhome owners in attendance. Comments made were almost all in favor of a longer minimum rental period of 1 year.
 - The Board asked for a show of hands from homeowners in attendance that favored 1 year or 6 months. The attendees overwhelmingly supported 1 year rental period.
 - In order to be consistent, Motion made seconded and approved, to change rental provisions for Phase 2 to a minimum of 1 year.
 - POA mentioned they may attempt to align so that all Silverwoods properties fall under the same rules.
- Verizon Agreement Update.
 - o Verizon has been slow getting final agreement. BOD has reviewed drafts and are in agreement with expected final terms.
 - After discussion and explanation of final terms, Motion was made, seconded and approved to sign agreement when finalized.
- Additional Clubhouse amenities Update
 - o Pickleball court in process/Next steps – Correct and finish asphalt, correct net posts, paint court and install fence. Hopefully done in 2-3 weeks.
- Beaver Dam Road fence Repairs
 - o After chasing estimates for several months, finally received several estimates that range from \$6,600 to \$9,400. Continuing due diligence on contractors. Likely to present recommendation at September Meeting.
- Pickleball Sound Barrier Discussion
 - o Shopping for adequate sound barriers for courts to protect adjacent neighbors.

New business.

- Pickleball Court Times/Rules
 - o Reviewed rules for Courts. Motion to approve seconded and approved
 - o Reviewed Hours for courts
 - Motion to limit playing time to:
 - 8am – 8PM from 5/1 thru 8/31
 - 9am to dusk remainder of year
 - o Motion discussed, seconded and approved.
- Discuss Nominations & Annual Election Prep
 - o 2 seats up for election in November.
 - o Be on the lookout for information and voting process.

- If you would like to be considered, please let Premier or a board member know. Additionally there will be a request sent out for nominations.

- Walking Path Paving Estimate Discussion
 - Discussion moved to September meeting

Open Discussion – Homeowner Concerns.

- Should we consider limit on how many guests can be brought to the Pool?
 - Consider adult only hours during day as well as pool hours
 - No decisions reached.

Adjournment