

Minutes

Executive SILVERWOODS CA

DATE

October 14, 2025

TIME

6:30PM Zoom

MEETING CALLED TO ORDER BY

Calvin Hargett

IN ATTENDANCE

Laura Giorgianni; Cal Hargett; Patricia Scott; Len Janssen Tabbitha

Meeting was In person with 26 Homeowners in attendance.

APPROVAL OF MINUTES

The Minutes from August were reviewed and approved with no dissent

BOARD

Cal reminded members of the Meeting etiquette guidelines

REPORTS

Committee Reports:

- Inspection & Premiere - Marc
- Pool/Clubhouse/Welcome – Trish
 - 9/27/25 Thanks to Doug Scott, Doug Schoenbeck and Carlos Marques for their help in re arranging the pool furniture prior to shrink wrapping
 - 9/29/25 Fitness machine tech came for the 2nd check up of the gym equipment and replaced the bike seat and recommended that the seat be adjusted to be mid hip for each person to help to prevent tearing of the seat. Issue with the treadmill was solved by taping down the electric cord so the electric cord would not be kicked out of place.
 - 9/29/25 Shrink wrap completed
 - 10/8/25 Brasures completed the interior pest treatment. Then today 10/14 the exterior treatment was done around the perimeter of the building and the small shed.
- Maintenance/Ponds - Len:
 - o Ponds
 - Pond 2 pump was fixed this month
 - Geese mitigation lines installed on all ponds
 - o Maintenance

- 09/14/25 Had Bryant's Landworks come and repaint the blue areas on the pickleball sidelines that overlapped the white lines.
- 09/15/25 Spoke with Bill Rupert from Rupert Fence about lowering the fence. He will come and look.
- 09/19/25 Submitted to the BOD for consideration, 4 quotes (plus the original quote from Mcgee Fence) for a 1361' vinyl fence on Beaver Dam.
- 09/24/25 Purchased maintenance items for the Bocce & Pickleball Courts:
 1. 6' Drag Broom
 2. 4' Lute Scarifier
 3. 38.5" Foam Roller
- 09/26/25 Bill Ruppert looked at the fence and will add a wire at the bottom to effectively lower it. Ordered the material and should have by the end of next week.
- 10/07/25 Air Masters serviced the HVAC system. Compressor that services the Card Room/Kitchen needed 1 lb of Freon. Possible leak as we added 2 lbs on 06/27/24. Technician could not find a leak outside or at the air handler or coil.
- 09/24/25 Frank from Seaside inspected the Clubhouse crawl space. There was a buildup of white substance on the inside of the eastern sump pump well and pump. Will advise on a diagnosis and a remedy
- 10/07/25 Mark Watt from Seaside advised that the white substance is caused by the HVAC condensate line that runs into the basin, which has an excessive amount of biofilm buildup. The remedy would be to clean out the lines and use treatment tablets in any drain pans

- Finance/Investments - Laura

o Financials:

- Our income year to date continues to be above budget due to townhomes paying assessments and the initial assessment. Year to date our income is \$60,158 above budget.
- On the expense side year to date, larger variances which still exist and have been discussed at previous meetings are as follows:
- Legal is \$12,361 above budget YTD.
- Mowing of the townhomes was not a budgeted item for 2025 and is currently \$5500 for the year.
- Clubhouse Wi-Fi & Cable is \$1220 above budget YTD.
- Clubhouse access system is \$1799 above budget YTD.

- Budget:

The 2026 budget has been started with the final version to be presented to the board at the November meeting. The board has a preliminary copy for review with assumptions that were used to create to budget. The major assumption is how many townhomes will settle in 2026 providing income as well as expenses associated with the additional homes. At this point, it is safe to say that our assessments will be decreasing in 2026, with the exact decrease to be discussed in November.

o Landscaping/Social - Cal

- Lawns continue to be cut as growth is continuing.
- 1 more lawn treatment coming soon.
- Recent aeration was done by BC. Remember to remove red flags.

- Social

- Upcoming events
- Halloween Party 10/24
- Friendsgiving 11/16

- Collecting for Toys for Tots thru 12/7
- Property Manager Report – Tabitha
- ARC
 - (3) Projects approved
 - Inspections
 - Inspections continue to be completed bi weekly. 0 outstanding violations
 - Account Balances
 - Operating Account - \$56,197.41
 - Operating Reserve - \$74,58.71
 - LTR Account - \$140,997.68
 - Real Estate
 - (9) Townhomes transferred from Developer to Beazer
 - (21) Townhomes transferred from Developer to DRB
 - (2) Townhomes sold
 - Delinquencies
 - 0-30 - \$4,092.54 (Most of this is Beazer)
 - Over 30 Days - \$2,202.25 (Most of this is Beazer)
 - Over 60 Days - \$0
 - Over 90 Days - \$282.18
 - Total - \$6,576.97 (Most of this is Beazer)
 - Long discussion about reason for Past due amounts. Tabitha to research actual reasons and report

Old Business

- Beaver Dam Road fence Repairs
 - Multiple quotes received for repair cleaning & painting. Long discussion about possibly replacing entire fence with vinyl for lower maintenance. Originally, only received 1 bid on vinyl. Joe G received four additional vinyl fence quotes.
 - Vinyl fence quotes received.
 - Long discussion about fence issues
 - POA Members frustrated at discussion ongoing for over a year with no decision.
 - They want an estimate to replace the existing fence with a new wooden fence.
 - Clarification asked for on the following:
 - Can we replace entire fence with vinyl with no contribution from Developer (Can we put a vinyl fence on his property)?
 - Why are we moving toward fixing and not replacing existing full fence?
 - POA wants a decision at next board meeting
- Operating Reserve Resolution
 - Long discussion with no decision.
 - Concern expressed that need for BOD approval at regularly scheduled board meeting to move money out of reserve would require non-payment of invoices as this would create a decision delay.
- Walking Path Paving Update
 - Update on need for more quotes

New business.

- Discuss Nominations & Annual Election Prep
 - o 2 seats up for election in November.
 - 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.
 - You can nominate yourself

Open Discussion – Homeowner Concerns.

- What is status of Verizon? Homeowners want update on timing. It appears nothing is happening.
- Homeowners want a long-term capital plan to include everything we may want to do and process to secure costs, choose options and develop long term plan to execute.
 - o Items identified as potential items
 - Clubhouse expansion
 - Second pool/pool expansion
 - Paving all walking paths
 - Irrigating common areas
 - Expanded Parking Lot

Adjournment