

MINUTES

Silver Woods CA Monthly Board Meeting

May 12, 2026

6:30-7:25pm

16 Homeowners attended

Housekeeping

- Call to order (6:30 PM) - Marc Bogнар (presiding), Len Janssen, Cal Hargett, Tabitha Hammerstone from PCAM. Absent: Mary Doran Brown and Trish Hanks. Taking Minutes: Joe Seeger
- Approval of April 14, 2026, minutes. Len Janssen made a motion to approve, Cal Hargett seconded the motion, and the rest of the BOD approved. Motion carried.
- Meeting Etiquette Guidelines: Marc reviewed the Etiquette Guidelines.

Committee Reports

1. Board Committee Reports:

a. (Marc Bogнар): **ARC and Premier:**

- i. ARC: Nothing to report
- ii. Premier: The HOA dues billing was resolved.
- iii. Strategic Planning: Lisa Ford was added to the committee. A town hall meeting is scheduled for May 30 at 6:00 in the clubhouse. A survey will go out to the community. The committee request that all residents respond.

b. (Trish Hanks): **Finance/Investment – provided written report due to absence**

- i. Expenses of Note - Balance has been paid for the additional pool furniture in the amount of \$2,662.80. The balance of the parking lot seal coating was paid, \$21,560.00
- ii. As discussed at previous meetings, due to the reconciliation of real estate transactions that were not properly posted - financials will be posted for homeowner view once April has been completed and posted.

c. (Mary Doran Brown): **Clubhouse/Fitness Room**

- i. No updates since last meeting.

d. (Len Janssen): **Maintenance/Ponds/Pool:**

- i. Pond –
 1. Light board on Pond 1 is being ordered. Will be replaced when received. No lights until then

2. Main breaker on pond 3 electrical box was undersized as well as wires from breaker to pump control box. All were replaced.
 3. The new ponds were treated and cleaned. The electrical service to the pumps was disrupted for a period of time but has been repaired. The fountain pump run times needs to be adjusted.
- ii. Maintenance –
1. 04/17/26 Added stainless steel zip ties to the top of the privacy screen around the pool.
 2. 05/01/26 At the front entrance, replaced the low voltage transformer which had burned out and rewired the 8 flood lights so that they accentuate the wall.
 3. 05/03/26 Relocated the bench in front of the parking lot to the pickleball area.
 4. 05/04/26 Installed the Pickleball Rules sign on the pickleball gate. Playing times were set for 9 am to 7 pm but may be revised at a later date.
 5. 05/06/26 Replaced the photosensitive eye for the entrance wall lights which had also burned out.
 6. It was suggested that Wi-Fi thermostats be installed in the clubhouse to facilitate remote control. The cost would be in the \$160 to \$180 range. A motion was made by Len and seconded by Cal. The motion passed.
 7. Plexiglass for the new pool entrance gate can be purchased for \$200. A motion was made to purchase and install the plexiglass panels. Motion Marc and seconded by Len. The motion passed.
- iii. Pool –
1. Furniture has been unpacked and cleaned
 2. Pool Scheduled to open 5/22/26
- e. (Cal Hargett): **Landscaping/Social/Decorating:**
- i. Landscaping – Bay Country is lawn care is improving. This year we have a new manager and one new crew but they are getting better as they become familiar with our community.
 - ii. A treatment was applied this week. We usually get advanced notice of this, but due to a rain disruption, they just came and completed it.
 - iii. Social – Joe Seeger reported – The Kentucky Derby party was well attended and everyone had fun. Our Bowling Outing is scheduled for May 30, 2:30pm at Millsboro Lanes. The Pool Party is scheduled for June 6, 3:00pm at the clubhouse.
 - iv. Decorating – No report

- f. (Trish Hanks): **Welcome – provided written report due to absence**
 - i. We had a good turnout for the New Resident Open House.
 - ii. Another resident function will be planned in the coming months.
- g. (Tabitha Hammerstone, Property Manager, PCAM): March Management Report
 - i. ARC
 - 6 Approved
 - 1 Completed
 - 7 Total
 - ii. Inspections
 - Inspections continue to be biweekly. No violations to report.
 - iii. Account Balances
 - 1. Operating Account - \$76,592.89
 - 2. Operating Reserve Accounts - \$82,989.98
 - 3. LTR Accounts - \$141,563.81
 - 4. Total - \$301,146.68
 - iv. Real Estate
 - 1 Merrick Way
 - 1 Lackawanna Ln
 - 1 Exeter St
 - v. Delinquencies
 - 1. 0-30 Days - \$237.63
 - 2. Over 30 Days - \$549.44
 - 3. Over 60 Days - \$759.06
 - 4. Over 90 Days - \$2,071.18
 - 5. Total - \$3,617.31
 - 6. Homeowner - \$1,528.56
 - 7. DRB - \$625.48
 - 8. Beazer - \$1,316.27
 - 9. Developer - \$147

Old Business & Pending/In-Process Items

Verizon:

Completion of the infrastructure installation is scheduled for mid-June.
 Connection to homes will begin in July.

New Business

None.

Open Discussion

There were some complaints about the lawn care on and around Brenda Lane, which is not part of our landscape contract Matter referred to the POA (Steve Maternick).

A homeowner asked about the wash-out at the pond 3 bridge has not been resolved. Marc is meeting with the Developer this week and will bring this issue to his attention.

The trails need a refresh, but the cost of mulching is prohibitive. Other options will be explored.

During the paving of the trail entrances, the bushes on Luzerne Drive were damaged. They will require trimming to restore them.

A homeowner raised a concern that the townhome resale packages do not have the updated rental restriction (1 year). Marc said that they were updated and all new residents are being properly informed both at closing through their documents and through the HOA resale package.

A question was asked as to what should be done after a lawn treatment. Cal will check with Bay Country if anything special should be done.

A homeowner commented that he clubhouse front lawn is in bad shape. Now that the irrigation is repaired, it was suggested that the lawn be re-sodded. Marc is working with the developer to address.

Action Items

1. Marc to discuss wash-out next to the bridge with the Developer.
2. Cal to discuss trail bush care and what homeowners should do after lawn treatments with Bay Country.
3. The HOA board to determine if clubhouse lawn needs attention.

Adjournment

Meeting adjourned at 7:13pm

Next Meeting

6:30PM, Tuesday, June 9, 2026 ZOOM.

Meeting Documents

Agenda
Meeting Etiquette

Revised Final