

Minutes

Board meeting SILVERWOODS CA

DATE

March 11, 2025

TIME

6:30PM Zoom Meeting

MEETING CALLED TO ORDER BY

Marc Bognar

IN ATTENDANCE

Marc Bognar; Laura Giorgianni; Cal Hargett; Len Janssen

Meeting was via Zoom with 52 Homeowners & Tabitha in attendance

APPROVAL OF MINUTES

The Minutes From January were reviewed and approved with no dissent

BOARD

Marc reminded members of the Meeting etiquette guidelines

REPORTS

Committee Reports:

- Inspections & Premier Marc
 - o Inspections will move from monthly to 2X per month beginning in April
 - o Marc reminded homeowners to Powerwash homes no later than the end of April, if needed
- Pool/Clubhouse/Welcome Trish
 - o No one is interested in the proform bike and no one said they want to keep it
 - o Motion was made to sell Exercise Bike. Seconded by Len & Passed unanimously
- Maintenance/Ponds:
 - o Ponds
 - Laura & I met w Jessica Watson from Sussex Conservation District & Todd from Envirotech to Introduce me, and get updated on turnover status, and several other issues as well as tour the property
 - Pumps in ponds will be reinstalled in late March.
 - Waiting on estimate for replacing pump on Pond 3 w smaller more efficient pump. Indications are that it will be cost prohibitive.
 - o Maintenance
 - (4) new Security Lights on the clubhouse exterior
 - Installed (6) 8' long shelves in the new shed. This project is now complete.
 - Replacement pump installed for pool cover as prior pump failed and could not be repaired.

- Reviewed Estimates on replacing pool tiles in kiddie pool. Ultimately, all contractors indicated that tile in place was already slip resistant & that repetitive cleaning to remove slippery materials was our best option. Should talk to pool company to ensure this occurs
- Finance/Investments Laura
 - January's income was \$3440 above budget. \$3200 of this is from initial assessment for 4 townhomes. February's income is on track with the budget.
 - On the expense side, the following are some of the larger variance lines:
 - Storm Water Management has a YTD \$1367 positive variance which historically has been from a delay in invoices from the vendor.
 - Clubhouse Insurance – With the new insurance company hired the end of 2024, payments are divided over multiple months versus the budget schedule of all in January. We will continue to have a variance on this line throughout beginning of the year. In January and February, we paid \$1650 leaving a positive variance of \$4402 YTD. Future payments over the next several months will reduce the positive variance.
 - Clubhouse Maintenance – the monthly maintenance budget is \$3000 for the year. Maintenance is done as needed. In January the following maintenance projects happened:
 - Annual Fire Extinguisher Inspection \$115
 - Zip Ties for pool screening were purchased \$13
 - The audio system in the clubhouse required a service call \$225
 - Shelving for new shed \$154
 - Social committee funding for the year \$250
 - There were no maintenance items performed in February.
 - YTD clubhouse maintenance expenses were \$757 resulting in a \$412 negative variance.
 - The Gym Equipment maintenance contract auto-renewed last November. The \$412 payment for this was processed in January while the budget for this payment was in 2024. Therefore, we will have a \$412 negative variance until this year's budget comes in the month of November.
 - The reserve study budget was put under shared expense from our operating account. The \$2100 deposit was paid from our LTR Expenses rather than Operating account, which is the correct account for the payment. This variance will appear on both lines for the remainder of the year.
 - Snow Removal is an unbudgeted line. For the first storm of 2025 in early January the invoice was \$1715. The February storms invoice was \$1802.50. We have a negative variance of \$3517.50 YTD.
 - Four new exterior lights were installed for the clubhouse for \$180. The new pump for the pool cover was \$167. The funds both of these items came from our LTR Amenities Account.
- Landscaping/Social Cal
 - Bay Country will be here in first week of April to apply first pre-emergent fertilizer as well as first cut
 - Social calendar has been published & will be updated as new events added.
 -

Property Manager Report – Tabitha

ARCs

2 applications approved
3 projects completed

Balances

Operating - \$33,594.95
Operating Reserve - \$73,381.66
LTR - \$125,074.39
Total - \$232,051.71

Real Estate

4 Townhomes settled

Delinquencies

0-30 Days - \$198.65
Over 30 Days - \$226.74
Over 60 Days - \$167.77
Over 90 Days - \$185.72
Total - \$778.88

Inspections

Continue to be done monthly with Marc. No outstanding violations.

Old Business

- Beazer Update – No real update as we are waiting for some response to our proposal from Beazer
- Additional trees are specified for behind Luzerne but not completed due to weather. Will be completed in Spring
- Volunteer Appreciation Event – Scheduled for Friday April 4th
- Handrail Permit by Rule. New policy was reviewed. Laura made a motion to approve, Cal seconded. Passed Unanimously
- Signs for Trails & Entrances. Tabled to next meeting
- Planted Trees. Second inspection will be in April or May
- Beaver Dam Fence Estimate to review – tabled until more estimates are obtained
- Seal Coating Parking Lot (should we schedule for June in hopes the parking lot is cleared from amenities construction?)
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New business.

- Attorney review of
 - Rental Agreement
 - Operating Reserve Resolution
- First Cluster of DRB Town Homes nearing completion Silverwood's residents will be invited to open house which is expected to be on 4/3 for a walkthrough.
- Brenda Lane Roads will be resurfaced in Spring. Residents were alerted that there may be some traffic/parking issues.
- Replacement for Exercise Bike – discussed conducting a survey to get resident input

Open Discussion – Homeowner Concerns.

- Status of Thornton Improvements
 - Bocce & Pickleball courts construction should start shortly (weather permitting. Goal is by end of spring
- Common Fences unsightly
 - Once reserve study done, this will be addressed

Adjournment