

Minutes

Executive SILVERWOODS CA

DATE

September 9, 2025

TIME

6:30PM Zoom

MEETING CALLED TO ORDER BY

Marc Bognar

IN ATTENDANCE

Via Zoom: Marc Bognar; Laura Giorgianni; Cal Hargett; Patricia Scott; Len Janssen

Meeting was on line with 29 Homeowners in attendance. Tabitha was in attendance

APPROVAL OF MINUTES

The Minutes from August 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
 - o Billing issues continue with Premier. Laura will address that in her Finance presentation
- Pool/Clubhouse/Welcome – Trish
 - o Thanks to Ann, Janie and Trish Hanks for covering my morning pool duty while my family was in town.
 - o Pool closing Sunday evening Sept 14th, Pool furniture cleaning will begin on the 15th. Coastline will close the pool on September 24th and the pool furniture will be shrink wrapped on September 25th.
 - o Please pick up your lost and found items that are in the plastic bin etc. by the 15th
 - o Plastic pool chairs will be placed in the small shed to be used for meetings and special events as needed.
 - o Glenda, our cleaning lady will complete her last weekly cleaning this Thursday, then it will be done every other week until next summer.
 - o Sept 16th the fitness equipment will have its bi yearly check. Please reach out to me if you have any issues with the equipment.
- Maintenance/Ponds - Len:
 - o Ponds
 - Geese deflection lines will be installed this week
 - Marc asked to confirm that the lines will also be installed in the 2 ponds in the construction area. The developer has agreed to pay for the installation at those ponds which are still under developer control. Len confirmed this to be the case.

- Maintenance

- Nothing to report

- Finance/Investments - Laura

- Financials:

- August's income was \$3470 above budget. \$1600 of this is from the settlement of two townhomes and the majority of the difference (\$1870) is from additional assessments from the townhomes.
- On the expense side, larger variances are as follows:
- Legal for August was \$3567 above budget with a variance of \$12,571 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.
- Mowing of the townhomes was not a budgeted item for 2025. In August we spent \$2000 on this and YTD we have spent \$3500.
- YTD for gym equipment, is \$5385 for the elliptical that was purchased which was not budgeted item.
- The YTD variance for the clubhouse access system (Vector Security) continues to grow as the monthly costs are higher than budgeted. Currently YTD this line shows \$2057 above budget.
- The deposit was paid for the new pool furniture approved in August. This is \$3994 above the zero budget for this item. The balance due for the furniture will be paid in 2026 when the furniture is delivered.
- Billing problems continue with Premier. They haven't changed DRB properties from the developer's name despite being given the information.

- 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.
- Dry conditions caused mowing skip 2 out of last 4 weeks
- Aeration sign-up deadline is Friday 9/12

- Social

- Upcoming events
 - Board & Brush 9/18
 - Outside Games 9/26
 - Dress Like a Pirate 9/19

- Property Manager Report – Tabitha

- Inspections & Premiere

- ARC:
 - 1 Project approved 2 Completed
- Inspections:
 - Inspections continue to be bi weekly
 - 0 outstanding violations

- Account Balances:

- Operating Account: \$52,127.61

- Operating Reserve: \$74,566.76

- LTR Accounts: \$140,632.19

- Total: \$267,327.27

- Real Estate:

- 25 townhomes sold

- Delinquencies:
 - o 0-30 Days: \$3,198.50
 - o Over 30 Days: \$50.00
 - o Over 60 Days: \$190.95
 - o Over 90 Days: \$103.27
 - o Total: \$3,542.72

Old Business

- Additional Clubhouse amenities Update
 - o Pickleball court in process. Substantially complete. Need electric quote for key FOB installation. Marc is going to see if Wifi might be able to be used for key Fobs.
 - o Bocce ball Courts – Ready for use. Balls are in shed
 - o Additional maintenance equipment required for bocce court. Maintenance committee to get estimates
- Beaver Dam Road fence Repairs
 - o Multiple quotes received for repair cleaning & painting. Long discussion about possibly replacing entire fence with vinyl for lower maintenance. Only received 1 bid on vinyl.
 - Agreed that additional vinyl estimates will be secured as well as conversation with developer about west side of Thornton fence cost.

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 nomination form sent out by Premier.
 - You can nominate yourself
- Walking Path Paving Estimate Discussion
 - o Estimate received for paving entrances excluding Luzerne cul de sac entrance to pond 3 trail & Thornton Dr entrance to pond 1 trail
 - o After lengthy discussion, it was agreed to secure estimates for all entrances except for the Luzerne cul de sac entrance due to pending home construction in the area and present for discussion and approval at Oct meeting.
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- Operating Reserve Resolution
 - o Laura & Len presented draft resolution on minimum and maximum Operating reserve evaluation at time of budget and actions if reserve is deemed outside specified limits. After lengthy discussion, it was decided that Marc would discuss with our attorneys on how to handle potential future credits in the resolution-. Laura would have the same discussion with Kim Rice of Premier.

Open Discussion – Homeowner Concerns.

- o Need for tree service contract after trees are turned over to HOA. We should get quotes for budget purposes

Adjournment

Closed Executive Session