

# MINUTES

Revised: revisions highlighted

## Silver Woods CA Monthly Board Meeting

August 13, 2024

6:30-7:30pm Clubhouse

14 Homeowners attended

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### Housekeeping

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- Call to order. Cal Hargett (presiding), Diane Seeger, Trish Scott, Ashley McNair from PCAM. Absent: Marc Bognar, Laura Giorgianni.
- Approval of June 11, 2024, minutes. Trish made a motion to approve, Diane seconded the motion, and the rest of the BOD approved. Motion carried.
- Meeting Etiquette Guidelines: Cal reviewed the attached Roberts Rule of Order that were sent with the meeting email.

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### Committee Reports

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1. **Board Committee Reports:**

- a. (Marc Bognar): Inspections and Premier: Cal reporting for Marc
  - i. Inspections: No issues.
  - ii. Premier: Continues to do an excellent job.
- b. (Trish Scott): Pool/Clubhouse/Welcoming Committee:
  - i. Trish thanked Janie and Sandra for covering for her while she was away and thanked the community for closing the pool umbrellas to prevent damage.
  - ii. Pool Furniture Update: The eight chaise lounges were delivered on 7/19; there is room for more as needed and approved.
  - iii. Wreath hanging schedule: Trish proposed scheduling hanging the wreath on the clubhouse the week of Thanksgiving. Ocean Waves cost \$340.00. Trish made a motion to approve the cost to hang the wreath. Diane seconded.
  - iv. Clubhouse power wash 2025: Ocean Waves will power wash for \$450.00. She has also received a quote to power wash the pool deck for \$1900.00 to remove the mold and dirt from construction. If approved, both services will be scheduled for April 2025 prior to opening the pool. Will review and present as part of the 2025 budget.
- c. (Laura Giorgianni): Ponds/Envirotech: Cal reporting for Laura
  - i. Envirotech was here on July 30<sup>th</sup> performing regular service for our ponds. Everything pond related is in good condition.
- d. (Laura Giorgianni): Finance/ Investment: **See finance section below.**

- e. (Cal Hargett): Landscaping/ Grounds/Maintenance:
  - i. Bay Country continues to do a good job. We just passed fifteen cuts last week, which is more cuts at this time than with previous contractors. Scheduled weekly service has made a difference. They recently trimmed bushes installed this Spring along the trail entrances. We contracted for weed spray along the trails through them which have been completed. Any routine type of issues occurring have been managed quickly.
- f. (Cal Hargett): Maintenance Report:
  - i. No report.
- g. (Diane Seeger): Social/Decorating Committees: Joe Seeger reported:
  - i. Social committee: Bethany Brewing event this Friday, 8/16. Happy hour scheduled for August 30 at the clubhouse.
  - ii. The Night Swim Happy Hour has been rescheduled for Friday, September 13 at 7:00pm.
  - iii. Community Yard Sale: Saturday, September 7, 8:00 am. Ann Magliola is coordinating. Will advertise in Coastal Point, FB Marketplace, and Next Door. Joe will pick up signs for MaryJane Volk.
  - iv. Friendsgiving Party: Rescheduled to Sunday, November 17 at 2:00 pm.
  - v. Golf Tournament: Scheduled for September 30<sup>th</sup> with happy hour starting at 5:30pm.
  - vi. Decorating committee: No report.
- h. (Ashley McNair, Property Manager, PCAM): May Management Report:
  - i. SWARC: Nine in process.
  - ii. Inspections: Conducted bi-monthly, one open violation
  - iii. Real Estate: no activity.
    - Delinquencies: Delinquencies: 0-30 days= \$198.72, 30+ days=\$166.50, Total=\$365.22

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## Open Discussion

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- 2. Ann Magliola- fence on Brenda Lane (wood fence abutting mobile home park) needs to be weed whacked as part of contract. Cal will speak with Bay Country. **Action item.**
- 3. Ron Wisnewski- Walking path mulch is being washed away and weeds are growing. He asked that it be remediated. We do not have control over the mulch trails which were installed by Mr. Thornton. He has not indicated that he will maintain existing trails.
- 4. Laura Overton asked if we knew what was going on with the new construction. Cal reiterated that we are not involved in the construction timeline, or the decisions being made by Thornton, Beazer, etc. Cal mentioned that the Board has spoken with Beazer about keeping trucks off roads multiple times.

5. Randi asked if we could get a “no construction” sign for Thornton Drive to prevent trucks. **Action item.**
6. Karen Lackaye asked about a new entry way to match Thornton entry and the status of additional streetlights. Cal responded that the Board has not been informed as Thornton/Beazer does not provide updates. Diane responded that the additional streetlight topic is listed under old business as pending. Updated information on any action will be communicated and at this time there has been no action.
7. Jim Lilly asked if the homeowners in the new phase would be contributing to the CA dues. Diane and Cal advised that they follow CA bylaws and that they will contribute to CA dues but will report their financials separately. *The townhome district will not have separate finances/budget. They will fall under the CA budget and pay the same assessment amount as we pay. Correction.*
8. Ron Wisnewski asked about the pond three fountain whether it could be turned off and on, mentioned the water sprays homes and it is noisy. Cal reminded him that a survey was conducted with the entire community and that there were 20 responses and 18 of them preferred the fountain run continuously for 12-hours. The result is that it will be run 9am to 9pm to coincide with the other two fountains.
9. Ty Magliola is concerned about the rentals for the townhome district and the number of Board members they will have on the Board to influence the current rules. Diane advised the entire group that there is currently a challenge in getting homeowners in phase 2 to run for Board positions. Furthermore, there are three positions open at the end of 2024 and if phase 2 homeowners want a voice in what happens in their community, they need to step up and run for a Board position.
10. Diane reminded attendees that a monthly newsletter and monthly minutes are distributed that address community issues and she asked them to read these materials to ensure they are informed with factual information.
11. Diane reminded attendees to clean up after their pet(s) as the Board continues to receive complaints that cannot be resolved unless we know the specifics (name of homeowner, when it happened, description of pet). Cal reminded them that this includes guests also. However, there is nothing preventing one homeowner from speaking to another homeowner when they notice the violation. Norma suggested installing bags throughout the neighborhood and Trish advised that pet owners have the responsibility of picking up after their pet.

1. May 2024, Committee Report/Pond 3 fountain (Cal covering for Marc): The results of the survey indicated that 18 of 20 respondents preferred a 12-hour operation. The fountain will run from 9am-9pm to align with the other two ponds. **Closed.**
2. May 2024: Open Discussion/Additional streetlights (Marc): Karen Lackaye asked about the status. Diane advised it is pending. **pending.**
3. OB #3: Pool area shed. **In process.**
4. OB #4: Pop up drains. **In process.**
5. Baby pool repairs: The repairs will be done after the season when the pool is closed. **Closed.**

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## Budget/ Financial Information

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### Financials (CA):

On the income side, preliminary numbers for the end of July show our income is on track to budget for the month with the YTD income tracking slightly higher than budget due to home sales, key fob purchases and late fees.

On the expense side, the following variances are worth noting:

- Ground Expenses – most of this variance is due to Bay Country costs coming in lower than Bright View. The contract for Bay Country is for 20 cuts and we have already had 14 cuts. We will exceed twenty cuts so we will use this variance and more for the remainder of the 2024 contract.
- Shared Expenses:
  - one HVAC unit in the clubhouse stopped working in July. The repair was a new capacitor, refrigerant and labor totaling \$826.
  - Bay Country cleaned up the area along the split rail fence east of Thornton Drive. This involved trimming low tree branches and clearing branches which had been down for some time. The cost for this work was \$495.
  - \$3818 under pool furniture was the final payment for both our recent pool furniture purchases (8 chaises and the 2 tables, 16 chairs, 2 umbrellas and 2 umbrella stands).

### Premier Report: July 2024

- Account Balances:
  - Operating - \$29,254.56
  - Operating Reserve - \$62,033.86
  - Amenities LTR - \$57,875.20
  - Community LTR - \$21,315.76
  - Amenities LTR CDs - \$20,598.97
  - Community LTR CD - \$10,302.47
  - Operating Reserve CDs - \$20,598.97
  - Total - \$221,980.50

**Investments (CA)** update: Three 7-month special rate CDs purchased at the end of last year matured in mid-July. Funds from all three were rolled into 6-month CD's. This rollover was approved via email by the board as there was no July meeting and the investment strategy was in line with what was already in place.

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### New Business

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- Karen Lackaye asked about the bridge being built and what is the status. Cal advised that it has been brought to Thornton's attention without response and reminded attendees of the need for Thornton to complete pending projects prior to the 54<sup>th</sup> occupancy of the townhome district.
- Norma mentioned that construction seems to have slowed.
- Claudia asked about the walking paths and Cal said it was discussed.

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### Action Items

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OD1: Cal to speak with Bay Country about issue with Brenda Lane fence.

OD 5: Construction road sign (Cal).

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### Next Meeting

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Quarterly meeting, September 10, 6:30PM, via Zoom.

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### Meeting Documents

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Agenda

Meeting Etiquette