Silverleaf Board Meeting

Date: 27 June 2025

Time: 1:00- 2:30 pm by Zoom

Board attendees: Steve Taylor, Walter Fields, Kevin Tierney, Nicky Rousseau

Absent: Frances Crucet

***Meeting Purpose***

The primary objective of this board meeting was to discuss the Silverleaf road strategy.

***Quorum***

Based on the number of board members in attendance, a quorum of at least 50% was achieved.

### ***Road Repairs and Maintenance Strategy***

The board discussed the 2025 budget and road repairs and maintenance priorities. Nicky presented an analysis showing potential overspending on road repairs, with current estimates for gravel of $43,000 exceeding the $30,000 budgeted amount for gravel. Kevin noted that the estimate had been prepared in August 2024, prior to Tropical Storm Helene, and that the cost of gravel was $44 per ton, versus the current cost of approximately $54 per ton. Kevin noted that Colton has been keeping the actual cost close to the estimate by reducing the amount of gravel. The board noted that there are still several owners who have not paid their dues and special assessment, and no funding has been received by FEMA. The board discussed prioritizing repairs with lower Silverleaf as the primary focus as it serves the entire neighborhood. The board agreed to limit remaining gravel spending to approximately $13,000 for problem areas around Silverleaf, staying within the $30,000 gravel budget during the first phase of repairs. Additional gravel will be applied when there is a fresh infusion of funds from delinquent owners and FEMA. Steve and Kevin will assess problem areas and drainage issues to prioritize the areas of spending. The board acknowledged the need to periodically review the road repair work to stay within budget, as the current budget leaves little room for additional work or labor costs.

The board discussed the possible need to increase the 2026 POA dues and an additional assessment for improvements outside of the annual budget, while maintaining reserves. The board noted that they are still pursuing placing liens on the properties of delinquent owners but noted that their current lawyer was unresponsive. Nicky will follow up again with the attorney and pursue other options.

Walter noted that the board had previously discussed the need for an assessment by a civil engineer to improve the road's condition and reduce maintenance costs. He has spoken about the possible work with Mike Wilson, a civil engineer in Boone. The board agreed to explore an assessment for road improvement, though this would need to be budgeted for next year due to current financial constraints.  Kevin will contact Mr. Wilson for a potential road assessment from the gate to the Apple Valley split.

Steve emphasized the need to update the CCRs and bylaws to clearly establish that property owners are responsible for maintaining roads and culverts on their property, as there is currently no enforcement mechanism.

Kevin reported on ongoing maintenance work including trimming and culvert clearing, while prioritizing main road repairs over individual property requests. He discussed the need for neighborhood vigilance in monitoring drainage culverts and reporting blockages.

Nicky will draft a community update letter to be sent by Steve which will provide an update of the repairs and a summary of the road strategy which was agreed by the board.

***Actions From Current Board Meeting***

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| * **Kevin** to contact Mike Wilson at Construction Consulting, LLC
* **Kevin** to inform Colton of the $30,000 budget limit on gravel and to apply the remaining available balance to priority areas which will be identified by Kevin and **Steve**
* **Nicky** to follow-up on legal support for the lien filings to move the process forward
* **Nicky** to draft an update to the community for **Steve** to distribute
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The meeting was adjourned at 2:30 pm.

Respectively submitted by Nicky Rousseau, Secretary