

Silver Ridge Homeowners Association Board of Directors – General Session Minutes

Date: June 25, 2025

Time: 6:00 PM – 7:20 PM

Location: Adobo

Call to Order

The regular meeting of the Silver Ridge Homeowners Association Board of Directors was called to order at 6:00 PM. A quorum was present.

Reports and Business

Financial Review

- The Board reviewed the Association budget, including ongoing expenditures related to card access and disability compliance work.
- General financial planning for upcoming maintenance and capital projects was discussed.

Graduation Banner Program

- The Board reviewed the graduation banner program, including vendor coordination and banner removal following the graduation season.

Pool Maintenance

- The Board discussed maintenance needs around the pool area, including deteriorating concrete, replacement of worn plastic connector components, and improvements to storage/card access boxes.
- These items will be incorporated into future maintenance planning.

Architectural Standards

- The Board discussed updating the Architectural Review Guidelines to provide clearer standards for:
 - French doors
 - Double front doors
 - Painted brick exteriors
 - Fence design standards
 - Tree removal requirements
- Draft revisions will be prepared for future Board consideration.

Tree Removal and Covenant Enforcement

- The Board reviewed recent tree removal activity and discussed continued enforcement of Architectural Review requirements.
- Management was directed to issue violation notices where appropriate.

Fence Maintenance

- The Board discussed maintenance needs for fencing along Taylor Road and future repair planning.

Retention Pond Maintenance

- The Board reviewed the status of retention pond vegetation maintenance.
- Limited progress has been made, and the project remains under review.

Tennis Pavilion Improvements

- The Board approved renovations to the tennis pavilion, including:
 - Extension of the pavilion floor
 - Replacement of the accessibility ramp (subject to permitting)
 - Replacement of handrails
 - Pressure washing and repainting
 - Installation of ceiling fans
 - Installation of new lighting
- Michael motioned to approve expenditures of up to **\$14,000** for the project. Gregg seconded. Motion carried unanimously.

Pool Furniture Replacement

- The Board reviewed multiple proposals for replacement pool furniture.
- Proposals varied in price, design, warranty coverage, and removal services.
- The Board discussed quality and long-term value before deferring final vendor selection pending additional review.

Main Entrance Improvements

- The Board discussed repairs to the brick entrance columns and electrical improvements at the community entrance.
- Additional contractor proposals will be obtained before proceeding.

Adjournment

There being no further business, the meeting was adjourned at approximately 7:20 PM.