

Silver Ridge Homeowners Association

Board of Directors – General Session Minutes

Date: September 15, 2025

Time: 6:00 PM – 7:30 PM

Location: Luciani's Pizza

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

Pavilion and Amenity Improvements.

- Four (4) additional pavilion chairs were approved for purchase, matching the existing chairs, for a total of eight (8) chairs.
- The Board approved installation of new outdoor-rated ceiling fans and additional lighting at the pavilion.
- **Approved expenditure:** \$3,100 for fan and lighting installation, including labor.

Pool Area Updates

- Delivery of new pool furniture is pending final payment confirmation and scheduling.
- White-glove delivery service will include assembly and removal of packaging materials.
- Existing lounge furniture will be offered to homeowners prior to disposal.
- Additional side tables were approved; existing tables and umbrellas will be retained.

Financial Report

- The Board reviewed the current financial statements, including operating and reserve balances.
- Operating expenses remain in line with budget projections.
- The Board discussed long-term financial planning, inflationary pressures, and anticipated capital expenses.
- A 5% annual assessment increase remains under consideration as part of future budget planning.

Capital Maintenance Planning

- The Board discussed anticipated future projects, including pool resurfacing, fence maintenance, and retention pond upkeep.
- Incremental budgeting for fence maintenance was favored over large-scale replacement at this time.

Covenant Enforcement

- The Board discussed ongoing covenant enforcement related to fence maintenance, property appearance, and parking.
- Homeowners remain responsible for maintenance of fences located on or serving their lots, subject to Association design standards.

Pathway and Landscaping Improvements

- **Approved:** Up to \$2,500 annually for pathway maintenance leading to the school.
- **Approved:** Up to \$300 annually for enhanced seasonal landscaping at the community entrance.

Community Events and Meetings

- The Board discussed opportunities to increase homeowner engagement at community events.

Holiday Lighting

- The Board discussed maintenance and future upgrades to landscape and holiday lighting systems.

Parking and Vehicle Policy

- The Board reviewed covenant restrictions related to parking, including commercial vehicles.
- Enforcement will be handled consistently, with reasonable consideration given to temporary or hardship situations.

Board Succession Planning

- The Board discussed officer transitions and continuity planning.

Adjournment

There being no further business, the meeting was adjourned at approximately 7:30 PM.