



Silver Lake Villas

HOMEOWNERS ASSOCIATION

Minutes of the Board Meeting January 26, 2022

Call to Order:

Board President John O'Halloran called the meeting to order at 6:35 PM.

Roll call by Board Secretary:

Board Members John O'Halloran, Maureen Swearingen, Kathy Walsh, Curt Unander, and Fintan Broderick were present.

Reports:

John O'Halloran Board President gave an introduction to the board and to the unit members in attendance.

Curt Unander Board Secretary & Compliance Officer gave a report on the new unit owners purchasing units in the complex in 2021/2022.

Fred and Carla Klinger 2-A
Caryn and Richard Drovie 2-B
Faith Selzer 4-B
Ollie Rogers 5-C
Tim and Tracy Stasukewicz 8-C
William and Iris Carrero 8-D
Kathy Fitzgerald 10-D

Curt then introduced the 3 new amendments/resolutions for the board's signatures.

Amendment 1. Maintenance Fund. A stand-alone amendment taking precedent over the previous document eliminating the sentence requiring a refund of the 2 months deposit to a unit owner selling a unit.

Amendment 2. Change to Homeowners insurance resolution of April 23, 2011 item 5. Change from HOA insurance due July 31st to due the month existing policy terminates, with a fine of \$ 75.00 for non-compliance the first month and a \$ 50.00 for subsequent months on non-compliance.

Amendment 3. Change to Motor Vehicle Parking rule effective July 1, 2019. This amendment changes item A. to include a fine for violation of parking in the cul-de-sacs. A fine of \$ 75.00 in addition to towing will be assessed against unit owners violating this requirement that these areas are reserved for emergency vehicles. Change to item B. allows the Board President at his discretion to allow unit owners to park in visitor/guest parking areas during specific time of year as notified.

Report

Kathy Walsh Board Treasurer

Kathy reported on the Association Finances for 2021 and advised an amount of \$ 35,000 in our operating fund, \$ 274,543 in our reserve fund and a CD of \$ 110,345 for a total of reserve and CD of \$ 384, 888. The year of 2021 was completed under budget.

Report

Maureen Swearingen Board Vice President & IT officer

Maureen gave an excellent update on her efforts to provide the Association with a very professional website outlining the various subtitles allowing for unit owners information, recommended contractors and an upcoming chat room for unit owners. This, along with our new letterhead and overhead photos of the complex, allows for a sophisticated presentation to prospective buyers and real estate agents.

Report

Fintan Broderick Director Buildings and Grounds

Fintan discussed at length what is the Association's responsibility for repairs and what is each unit owner's responsibility. Basically, this breaks down to outside repairs are the Association's, and inside a unit's dwelling is the unit owner's responsibility. He then outlined his responsibilities regarding outside contractors and their requirements to have sufficient liability insurance (COI) and his evaluation of their performance for 2022. Fintan discussed again the importance of a work order with photos, if possible, for unit owners requesting work to be done on their areas. Contracting for outside work will be done following a work order with the Board's approval and the resident will be informed as to the followup.

Final followup by Board President John O'Halloran with questions and answers with unit owners in attendance.

Report

John gave a very detailed and comprehensive report on his plans for 2022 and his desire for a "good look" for the complex's buildings and grounds. He discussed in detail requirements for new/replacement windows, plumbing issues both inside and out and skylight replacement. Indicated what was unit owners or association responsibility. John then discussed the three main topics for 2022.

- a. Irrigation concerns, due to the age and deterioration of the existing system and lack of parts, will mean a very close look at the system with John, Fintan and our contractor to determine what is repairable and what is not. Due to the rise in expense for this item, especially for water, the system will be shut down Labor Day, and any large failures such as a pump will not be replaced. An in-depth study will be done of the existing system for future action and unit owners should be prepared for the browning of the grassy areas.
- b. Roofing. The premier and major topic for the board and the association members will be the need to tear off and replace the roofs on 19 buildings. The age and condition of the current roofs demand that the association take action and planning for this is now being done by the board. Decisions as to how many roofs and when, how to finance this major expense and the evaluation of contractor bids will be done

- over the ensuing months. Only qualified contractors fulfilling our requirements will be evaluated.
- c. Enhancement of the complex grounds. John indicating his displeasure with some of the conditions of grounds and signage. It is his hope that we can form a unit owners committee with some expertise in landscaping and gardening to provide the board with ideas for beautification of common areas.

Questions and answers:

Many questions were forthcoming from the unit owners in attendance mainly in the maintenance area of building repairs, landscaping issues, snow and ice removal and other areas of concern. Paying for new roofs also brought many comments from the owners, some pro and some con.

In closing, this was the initial board meeting of the four scheduled for 2022 and again transparency of the board's efforts is the overriding plan.

For the Board,

Curt Unander, Board Secretary & Compliance Officer