

Silverwood HOA Monthly Meeting (Minutes)

Jan. 16, 2020

Recording Secretary Ron Baldwin

7:00 PM

President Pat McCorkhill ask for a motion to open the meeting.

Marty Haloda made a motion to open and Ann Sawyer 2nd the motion.

The previous minutes from the Silverwood HOA Annual Meeting were read. Several corrections were needed **Lot numbers were to be replaced with resident names.**

Also the new officers for 2020 needed to be represented in the Minutes.

SPHA Officer Reports

1. President: Pat McCorkhill opened with a brief overview of the Boards goals for 2020. He covered several of the future budget goals. These included road repair, speed bumps, and swales and ditches.
2. Treasurer: Alec Thompson was unable to attend so a copy of the budget was given out. Pat McCorkhill assured the attendee's that the budget was in capable hands of our CPA's. There were not immediate concerns from the floor.
3. Vice-President: Mitch Birtzer gave a brief summary of several covenant violations that were being dealt with in our community. There were 2 open violations.
 - a. He also discussed the Delinquent HOA fees. There is presently \$6,518.61 owed in late fees. Some fees have come in but the totals are not available. He believes the total owed to SPHA is more like \$3500.
 - b. There is one bankruptcy that is being paid back from 2013. It is being paid as the owners receive income.
4. Recording Secretary: Ron Baldwin, new board member introduced himself.
5. Corresponding Secretary: Jim Browning gave an overview of the Roads & Drainage plans for 2020.
 - a. Quotes are being obtained for the refurbishing of Tomacheechee.
 - b. A study will be conducted by a local engineer to determine the exact work needed on the drainage issues for Cypress & Palmetto. Jim is waiting on the exact cost of the study in order to determine how much money we will have at hand to do projects.
 - c. One main project needed in 2020 is Speed Bumps. The costs of these bumps runs around \$550 to \$900 per bump. We have a need for as many as 20.

Old & New Business

1. Carmen Alexe addressed the Board on several issues.
 - a. She has seen a lot of trash left out by young adults in the neighborhood. The Board will discuss this issue and see what can be done.
 - b. She also expressed concern for septic drain fields in the neighborhood. Many are old and some may even be leaking. She suggested a future community drain field could be useful.
 - c. She suggested the Board might put together a survey for the community to see what kind of drain field problems exist.

2. Marty Haloda made suggestions as to what can be added to septic systems to prevent problems
 - a. Septic Helper: additive to prevent problems generates bacteria to break down waste.
Interested parties can call Miller-Plante, Inc, 1-800-929-2722
Also Activator 2000 by EPI InC (Fairview, New Jersey), 1-800-736-7337.
3. Joe Harold: stated that the codes on septic tanks and drain fields have changed. Many residence may have outdated systems.

These issues need to be discussed by the Board.

President Pat McCorkhill called for a motion to adjourn
Marty Haloda made motion and Anne Sawyer 2nd.

Meeting adjourned
Approx.. 8 pm

Silverwood Plantation Homeowner's Association, Inc.
Status Update on Community Projects
January 16, 2020

Silverwood Residents:

The following report outlines actions the SPHA Board is taking to improve our community. If you have any ideas or project suggestions, please email us at silverwoodplantation@outlook.com. As funding allows, we will try to accomplish as many projects as possible. All of these projects are developed by volunteer SPHA committees. Please consider joining a committee and supporting our community. For more information on how to join a committee, please call Sherry Sanford at the SPHA clubhouse.

I. Completed Projects

1. Repaired metal trash cans around lake (Jan 2020)
2. Repaired playground water faucet (Jan 2020)
3. Replaced cover on overflow pipe in Lake Tomacheechee (Jan 2020)
4. Began priming retaining walls behind clubhouse (Jan 2020)
5. Removed graffiti in Silverwood (Jan 2020)
6. Repainted metal art hanging on clubhouse (Jan 2020)
7. Replaced a broken toilet in the gym bathroom (Jan 2020)
8. Sprayed for weeds around tennis court (Jan 2019)
9. Removed downed tree at back entrance (Jan 2019)
10. Put Christmas decorations back in storeroom (Jan 2019)
11. Blew leaves from tennis court, basketball court, and clubhouse (Dec 2019/Jan 2020)
12. Placed Christmas decorations throughout Silverwood and clubhouse (Dec 2019)
13. Repaired and painted lattice at clubhouse (Dec 2019)
14. Trimmed tree limbs behind clubhouse (Dec 2019)
15. Finished painting pavilion behind clubhouse (Dec 2019)
16. Cleaned retaining walls in preparation for painting (Dec 2019)
17. Blew leaves from front entrance (Dec 2019)

II. In-Progress/Future Projects

1. Road repair – Road Committee reviewing bids/prioritizing projects
2. Speed Bumps – Road Committee researching best design options
3. Swales – Working with engineering firm to design solutions for swales
4. Ditches – Working with engineering firm to design solutions for ditches
5. Clubhouse landscaping – Request for bids released



Pat McCorkhill
SPHA President

