

Silver Pine Ridge HOA – Meeting Minutes

Date: June 17, 2025

Attendees: Bruce, Joe, Mike

Topics: Financial Delinquencies, Construction Delays, Community Management

1. Financial Delinquencies

- Six properties are delinquent, including two with major outstanding balances:
 - One homeowner owes \$675, which has accumulated since last year
 - A few homes are late for this year.
 - One home owes for a portion of this year and last year.
- Lien Process Clarified:
 - After 30 days from warning letters, liens may be filed with a \$125 fee, which is added to the homeowner's balance.
- Tracking Owners: Some properties are held by LLCs, making contact difficult. Liens will surface during property sales.

2. Construction Project Delays

- Project is halfway done, with 10–14 workdays remaining (pending weather).
- Delays due to 95% weather-related issues and rock/debris in roadways.
- Contractor is \$80,000 over budget, but continuing work.
- Residents becoming more understanding as cost realities are explained.

3. Community Maintenance and Engagement

- Tree and Landscaping Projects:
 - Tree assessments using a GPS app approved through July.
 - New landscaping bids sought, prior quotes ranged from \$3,300 to \$8,000.
- Wall Repair at Entrance:
 - Foundation Recovery Systems quote scheduled for June 30 for estimated repair cost.
- Weed control: Proposal to spray again in early 2026.

- Retention basin planting: Check with the city for approval.

4. Resident Complaints and Communication

- Overgrown yards and code enforcement discussed.
- HOA cannot conduct official business on Facebook, website magnets, and signage proposed to improve outreach.

5. Administrative & Operational Items

- Board Incentives:
 - What can we do to encourage more involvement, review required.
 - Tax and Insurance: All current.
 - Invoice Handling: Board to continue receiving vendor invoices for review before payment. Uploading to the portal via City and Village.
 - Water Runoff & City Planning:
 - Concerns about increased runoff from nearby development.
 - City attempting land acquisition via eminent domain; no resolution yet.
 - Proposed Apartments:
 - Nearby apartment complex proposal voted down, but expected to return within 1–2 years.
 - Water Pressure & Infrastructure:
 - Residents report low pressure; city may need a new water tower within 3–5 years.
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Next Steps & Action Items

- Send letters and initiate liens for homeowners past due assessments.
- Schedule and track completion of the construction project (target: End of July).
- Obtain new landscaping bids and wall repair quote.
- Purchase new HOA annual meeting signs.
- Monitor property 131 and runoff concerns with the city.

- Use magnets/signs to increase awareness of the official HOA website.
- Confirm city approval for retention basin plantings.