

Silver Pine Ridge HOA – Meeting Minutes

Date: August 14, 2025

Attendees: Bruce, Joe, Mike

Financial & Legal

- Doneright, reviewed what we have left to pay them when complete.
- Warning letters: Send possible liens mid-October for homeowners who are behind.
- HOA finances: \$4,400 outstanding dues. Possible fee reduction from \$400 → \$300 under review.

Construction

- Property 131: May need extra \$4K–\$5K for additional course. Follow-up required.

Landscaping & Maintenance

- Entrance bid: \$3,300 plan (golden bay, burning bushes, daylilies). Concern about spacing; possible additional bushes.
- Rock fill at curb: \$3,300–\$3,400 with weed block. Minimal maintenance is expected by spring.
- Tree inspection: Evening walkthrough planned; “monster trees” service may be re-engaged.
- Common areas: Plans for entrance wall repair, hill landscaping, wildflowers, and tree planting.

Governance & Scheduling

- Next steps: November meeting schedule, confirm sign contractor schedule.

Follow-ups Needed

1. Matt (city engineer): Confirm property 131 slope design.
2. Doneright: Clarify extra course.
3. Obtain warning letter templates for 2024/2025 dues.
4. Entrance landscaping: Confirm spacing, add bushes if needed, coordinate trimming.
5. Tree removal schedule appointment.