

SFW Board Meeting Minutes

December 5, 2025 starting at 9:00 am

Entire Board participated on Zoom

Request to Replace Exterior Lights

- Discussion over request by Homeowner (Stransky) to update exterior garage light fixtures
- Included in discussion were existing by-laws and declarations covering modifications to townhomes and the most recent recommended replacement fixture (6/2017)
- To allow for a change and if approved by Board, it was decided that all Homeowners would be required to change over to same selected fixture by end of 2026
- To help determine interest and support, It was decided to survey all Homeowners to include the following:
 1. Selected Fixture including style, color, design (Note: Dave and Ernie will meet with HO (Stransky) in January to determine recommended fixture)
 2. Cost of Fixture - Note: Ernie will contact Kim (Premier) to obtain quote(s) from electrical contractors to reduce price by volume purchasing
 3. Cost of Labor - Note: Ernie will contact Kim to request an install quote from Shay (Note: assume that either Shay and/or his company are licensed and bonded for electrical work)
 4. To help lessen cost impact, Board needs to decide before surveying whether to offer a 50/50 cost share (Association and Homeowners) and/or determine a payment arrangement plan

G&B Snow Removal – Other than issue with meter and vent clearance, Board or Premier not aware of other complaints at this time

Salt Orders – Ernie will contact Premier to request communication on process to order additional ice removal “salts” from G&B

Scheduling of Official 2026 Board Meetings with Premier – No need to schedule the four meetings at this time, will continue to use Zoom if needed

Committee Update

1. Landscape - Howard will contact interested participants, attempt to hold committee size to five and will schedule meeting by early Spring
2. Tree – Dave and Ernie will serve and be liaison with Rainbow
3. Social – Terry will contact Rebecca to help identify other interested participants and the “plan”

Status of October and November Financials – Ernie will contact Premier (Troy) for status

Status on New \$220 K Annuity – Steve has signed-off, Ernie will request Premier send Board the status and terms of annuity

Minutes prepared by Howard Neren