Piper Meadows HOA
Summary of Minutes from BOD Meeting, August 3, 2026
Please note: complete Meeting Minutes may be obtained by contacting Liz Rieth

In attendance: Mark Geiser/President, Ed Tyburski/Vice-President (phone), Tom Reak/Treasurer, Liz Rieth/Secretary, Dave Bell/Member-at-Large, John Standing from RPG (Zoom)
Excused: none

Standing Agenda Items

Review of Action Items (some will be addressed below)
Action Items from Annual HOA meeting in June 2026

- Questions re trees falling from Conservancy: discussed by Board; clarification needed on several points; to be continued at September meeting

Review of Maintenance Requests to RPG

1. Status of Marshall Trail neighbor situation: Adam Ryczek from Town of Victor determined that some trees that fell from the Conservancy onto our neighbor's property on Marshall Trail were "a hazard and dead" and could be removed. Permission granted by BOD for neighbor to come into Conservancy to DIY the trees and he and the BOD agreed to a "Hold Harmless" form.
2. BOD discussed that a similar situation exists on Piper Meadow Trail; Board decided to address any situations that arise in a similar manner to Marshall Trail.
3. Neighborhood Storm Damage: All repairs from damage are to be funded by homeowner. RPG provided several homeowners with vendors for siding damage from hail (2 other homeowners will seal siding themselves as damage is minimal), Van Putte has been contacted to re-stake damaged tree by front door at 7145, large tree behind 7130 partially cut by volunteers but needs to be moved (outside vendor), trees removed from spillway by volunteers.
4. Additional Storm Damage: John S following up on leak inside house reported by 7146.
5. During walk-through by Adam and John it was noted that chairs and a fire pit, with a pile of wood, was located in Conservancy land behind 7130. A letter was sent to the homeowner from RPG requesting removal of said items.
6. Update on Spring Walk-about in Neighborhood: John S reported that the only outstanding item is the J channels which have been ordered and will be installed when received.

Review June Financial Report:

- John stated that there were no payments to Van Putte in June as they did not send a bill. These will be posted in subsequent month when bill received. At year's end amount will be resolved.
- Insurance payments are off by $1000. These will be resolved by year's end.
- **ACTION ITEM:** Based on feedback from several HOA members, Mark and John will meet separately to discuss the following wrt financial reports:
    - They should include a narrative description and more standard budget reporting
    - Be more consistent in reporting
    - Address variances for the operating and capital reserves
    - Be given to HOA members prior to the annual meeting

Agenda Items

1. Variance Guidelines and Requests

a. Draft of Variance Guidelines, compiled by Liz, was discussed. No changes made to Sections on Background Information and ByLaws References. Discussion on BOD Guidelines was extensive generating several Action Items which will be finalized at the next BOD meeting.
b. Major issue regarding the trim and painting of trim on outside of townhomes discussed. Mark is meeting with Sarah from Morrell – this appears to be a workmanship error and further action will be taken, including direct follow-up with individual homeowners in the next few weeks.

2. Discuss investment opportunities for reserve fund (John) – Tabled to September BOD meeting

3. Develop a process for making insurance claims - Tabled to September BOD meeting

4. Determine if any vendor contracts are pending for renewal
    a. Not discussed during meeting but the following contracts expire the end of 2026: Trimline (fertilizer), Van Putte (landscaping) and Howell (snow removal). **ACTION ITEM:** John to provide pricing to BOD to determine if agreements will continue with these vendors. This may be done via email.

Action Items

1. John will follow up on leak at 7146 following storm
2. John will follow up with second letter to 7130 if items remain
3. Mark and John will meet separately to discuss reporting financial statements and information **UPDATE:** John S will follow up with Bob Martin at RPG
4. Liz will add information about trim and front door color to Variance Guidelines document **DONE**
5. Mark, Tom and RPG to look at problem areas with trim **UPDATE**: initial meeting held; Sarah's team from Morrell agreed these needed to be addressed; Mark and John continue to follow up
6. Tom will check Silverton Glen ByLaws or Rules and Regs for wording on 'consistency of front of the houses and flags **DONE**
7. John to provide pricing to BOD for vendors with contracts ending in 2026

Next meeting: mid to late September 2026