

**SVHOA Board of Directors Meeting  
September 9, 2025, 2pm, Zoom**

Establish Quorum/ Call to Order

Approve Agenda

Open Comments

Solar Lights on Shelter

Townhomes

Highgrove Townhomes Repairs at 115 Westside and 106 Glade

200 Westgreen Ceiling Damage Due to Roof Leak

Townhomes II Trim Project Completed

Total Cost \$71,265.40 (\$101,478 budgeted)

Scheduled work thru 2026 on any other SV townhome

Highgrove Townhomes Trim Project

CTI estimate \$125,039

Westend Townhomes

All trim was replaced with PVC during the last trim  
project

Westend Townhomes plan to be a separate HOA

## Treasurer's Report-

Townhome Reserve Study

Annual Budget Comparative

## Parks

Market Park (sand park): rotten boards replaced with PVC and gap between bridge and platform eliminated on playground equipment and repairs to the gate

Meeting Park: benches repaired and painted, leaves removed

Highgrove Park: mulch added, rotten timbers removed, equipment pressure washed, posts under warranty are ordered and will arrive in the next few weeks (JCnJC will install upon arrival)

Edgewater Park: swing set replaced

## Ponds

Pond 1: (Highgrove and Glenhaven) was dredged in 2025.

There is an eroded area downstream of the pond outlet that is contributing a significant sediment load downstream.

Remediation would require permitting.

Pond 2: (Brookgreen and Edgewater) will have the pipe replaced in 2026.

Some of the side slopes were denuded on the north end of the pond. Remediation will not be done until after the pipe is replaced.

Pond 3: (Parkside Circle) was dredged and had the pipe replaced in 2024. A denuded area will be reseeded in September of 2025.

Sediment is building up at inlet discharge as expected. Estimate the dredging will need to take place in 5 years (2030).

Pond 4: (Scroggs) needs to be dredged in 2027.

## Soccer Field

Aeration at the soccer field is already covered in the Ruppert contract. Overseeding is only done with fescue seed, and the turf

is Bermuda, so best just to do aeration as fall is not a good time to try and grow Bermuda.

Drain at basketball court has been cleared

South Creek Update

Street Trees Pest Management

Adjourn