Silverlake Homeowners Association, Inc.
Board Meeting

Date: December 1, 2026
Time: Executive Session 6:00 p.m.
General Session 7:00 p.m.
Place: Virtual Only Click this link to join the meeting online
https://teams.microsoft.com/l/meetup-join/19%3ameeting_NGJlM2NmOGUtYTg4OS00ZTNkLWI5NjEtZDA3YTFmYzM2OWQw%40thread.v2/0?context=%7b%22Tid%22%3a%22301e16d7-0cea-488f-b5f2-985a33530884%22%2c%22Oid%22%3a%22d713504a-2720-49ee-8389-08f7e0ce2ad7%22%7d

To dial into this meeting please call +1 346-352-9753 and enter the conference id: 3840280#

AGENDA

Executive Session

6:00 p.m.	I.	Call Meeting to Order and Adopt Agenda
6:01 p.m.	II.	Legal Status Report
6:10 p.m.	III.	Enforcement Action Reports
6:15 p.m.	IV.	Discussion a. Silverlake Annual Election Procedure
6:45 p.m.	V.	Hearings a. 25203SG01071
7:00 p.m.	VI.	Adjournment from Executive Session

The Board may convene an Executive Session, as needed to consider actions involving personnel, litigation, contract negotiations, attorney communications, or other confidential information as allowed under Texas Property Code section 209.0051.

General Session

7:00 p.m.	I.	Call to Order
7:01 p.m.	II.	Verbal Executive Session Summary
7:03 p.m.	III.	Approval of Meeting Minutes September 22, 2026
7:04 p.m.	IV.	Approval of Special Meeting Minutes October 8, 2026
7:05 p.m.	V.	Homeowner Open Forum and Guests to Address the Board (3 minutes max per speaker, please raise hand emoji to request to speak.)
7:15 p.m.	VI.	Manager Reports a. Financial Report b. Common Area Report c. Deed Restriction Report d. Architectural Control Committee (ACC)
7:20 p.m.	VII.	Committee Reports a. Social Committee a. October 24th Movie Night at the Park/ Trunk or Treat – Nightmare before Christmas b. December 4th 5:00 p.m. - 6:00 p.m. Grand Re-Opening Ribbon Cutting Ceremony for Creekstone Park c. December 5th 9:00 a.m. – 11:00 a.m. Breakfast with Santa b. Neighborhood Representative (1-12) CMF Area Representative (1-6)
7:25 p.m.	VIII.	Ratifications of Decisions Made Between Board Meetings a. The Board approved replacing three Association owned sidewalk segments that need to be repaired Axis HOA Maintenance $4,785.00

b. The Board approved a bid to replace obsolete damaged lighting after an inspection of all 62 monuments. Axis HOA Maintenance/ Loan Star Electric $33,395.00
c. The Board approved a bid to replace the cable for the tennis courts PDK access system. Apex Access $5,376.58
d. The Board approved a bid to repair/replace fencing for several locations. Houston Fence $23,552.00
e. The Board approved the roof color for the new office, clubhouse and park pavilions as "Slate Gray"
f. The Board approved the agreement for the BC Mud #6 $25,000.00 contribution For Silverlake Park

7:29 p.m. IX. Homeowner Hearing Ratifications
a. 25203SG01071

7:30 p.m. X. Unfinished Business
a. 2027 Pool Management Contract bid comparison
b. Replacement Shade Structures bid comparison
c. The Board will read, discuss and vote on changes to the Policy Regarding Residential Tree Trimming, Removal and Replacement
d. The Board will read, discuss and vote on the Policy Regarding Sidewalk Maintenance and Repair
e. Any Other Unfinished Business

7:45 p.m. XI. New Business
a. The Board will vote on approving the 2027 election calendar,
b. The Board will verify the Board of Directors seats up for election,
c. The Board will verify Neighborhood Representative and Neighborhood Committee vacancies
d. The Board will Direct current 2026 Neighborhood Representatives to schedule and notify management of the neighborhoods 2027 Neighborhood Meeting by December 29, 2026 deadline.
e. The Board will Authorize the management to set any neighborhood meetings not set by the deadline.
f. The Board will name the tabulators to count the votes for the Neighborhood Meetings and the Annual Meeting
g. Homeowner Pickle Ball Petition to add pickleball court lines to Tennis Court 2
h. Initiation of Collection Actions, Foreclosure Actions and Deed Restriction Actions.
i. Any Other New Business

7:59 p.m. XII. Schedule Next Meeting – January 26, 2027 this meeting will be held virtually at 7:00 PM. The link will be sent out 6 days in advance.

8:00 p.m. XIII. Adjournment from General Session

Homeowners please hold any comments/questions you may have until the open forum