

**Silverleaf Board of Directors**  
**October 2021 Meeting**  
**10/13/2021 7:00 PM**

**In Attendance** Marisa Martin, Stephen Fowler, Eric Boettner, Michael Plybon, Steve Von Bokern (David Coffey was called away due to work issues)

**Review Previous Months Meeting Notes**

Brief review of previous months meeting notes. No actions from discussion.

**Update Proxy Vote Count**

16 more ballots need to be collected to meet quorum requirements.

**Financial Status**

**Review September P&L**, September information has not been issued yet. However, had a general discussion regarding money held in reserve for major unbudgeted expenses. This discussion blends in with pool discussion below. Based on quotes and evaluation of pool surfaces, no major work will be needed at least through next year and possible following year. It was decided to build the special projects fund account to a total of \$50,000 for coverage of non-budgeted major expenses that may not be planned for during budgeting process.

**Pavilion & Recreation Area**

**Fire ant mitigation.** Application was applied on 10/14.

**Gate system and camera upgrade.** Resume work knowing that Marcite work is not in near future. We had slowed down the investigative work for the two system to make sure there was not going to be a large expenditure of funds for the pool. Now that we are past that point and will have built a reserve in case of unexpected needs, work will start again with the target being total completion by pool season opening in 22. The quotes that were obtained will have to be refreshed due to rising costs and some changes in scope. The original quotes for the gate system were only for entry into the pool area. A fair amount of discussion with neighbors has taken place and we will be adding one gate into the tennis courts to the list. For those at the annual meeting we mentioned some upgrades for the security camera system. With the gate system going in we will need several additional cameras for better coverage. Also, we will be adding several cameras to cover the new play area and tennis area. Also had a discussion with the pool company that with the automated gates we should be able to cut guard cost by \$5,000.

**Pool**

**General update by Steve.** Pool is shut down and will be covered in the next few weeks. Before the start of next season, some replacement of dosing pumps will need to be done. Also in the pump room, we will be replacing some of the breaker panels, switches and other items due to age and the environment they have been in.

**Marcite cost work.** Quote was reviewed by David C. and Steve with Sweetwater. Consensus is that Marcite is in good shape at this present time, will need to keep monitoring. Rep from Genco inspected the pool and commented that the Marcite seems to be in good shape. Quote is due from Genco to compare to Sweetwater. When the work is done, in today's dollars and materials cost, should be under \$60,000. The

best case for the pool Marcite finish is that we will see a slow deterioration and be able to plan the work. However, both vendors acknowledged that sections could fall off or become loose without warning.

**Tile Replacement.** Since the Marcite work will not be done before next pool season, the missing tiles and other cosmetic work need to take place. We received a quote for under \$2,000 and approval was given to schedule work.

#### **Social Committee – Marisa**

**Future events:** Halloween. Police have been scheduled to limit entrance into neighborhood unless a resident.

#### **Architectural Steve and David**

Several applications were submitted and approved.

#### **Web Site/FB**

Eric Boettner, investigating mass email posting service to push messages out to all. Had some discussion about what types of services were available. The objective is to minimize some of the posts to FB and email notices, newsletters and other communications directly. This will be more inclusive to all residents who may not want to be on FB or do not check often. Some individual in the neighborhood have expressed interest in helping with this work.

#### **Community Pride David and Stephen**

No issues to report.

#### **Landscaping and Grounds Marisa**

Fall cleanup will be on November 6<sup>th</sup>. More info to follow.

#### **Other Business**

#### **Next meeting-**

Next monthly board meeting date. 11/10