

Silverleaf Board of Directors Meeting Minutes

March 2022 Meeting

03/09/2022 7:00 PM

In Attendance David Coffey, Michael Plybon, Marisa Martin, Steve Von Bokern

Review Previous Months Meeting Notes

Brief review of previous month's meeting notes. There was no carry over items to address.

Financial Status

We were unable to review financials, have not received yet from accountant. We did go through a list of none nonbudget items that will need to be paid. Items are, treat field for fire ants, next installment of gate access upgrade, mailing for FY22 dues and some work needed between the back corner of the pool and tennis court. Without the monthly rollup from the account, our tracking continues to show net positive.

Some of the items coming up in FY22 will be the sunshade installation, electrical component replacement for pool pumps and dosing units, drainage control between pool and tennis courts and entrance cameras. At this point we have several years before any large ticket replacement items are need such as new sand filters for the pool. Also, we will continue to build the reserve fund for unexpected expenses that may arise.

Pavilion & Recreation Area

Gate system and camera upgrade. The camera system has been completed; this includes four additional cameras to the existing 15. These new cameras are focused on the play area and the tennis courts. These new cameras provide better night viewing and higher resolution.

The next part of the upgrade package is to install the electrical access points for the pool. Three gates will be equipped, the main front gate, side gate on the Food Lion side of fence and tennis court. By adding an access point on the side of the pool, it is anticipated that parking will spread out to the basketball side. We will be sending out information about how to set up your phone to use to for access. Key fobs will also be available for a small charge.

Once the pool and rec area are completed, we will move on to installing cameras at the entrances.

Pool

General update by Steve. No work activity during this time. SVB received work to be done by Sweetwater leading up to pool opening. We have investigated the installation of the sunshade over the kiddie pool. Based on the failure of one of them at Sugar Creek, we have decided to beef up the poles need for support. This will cost a little more than we anticipated, but the long-term payback should be worth it.

Marisa met with the pool committee and are putting the shopping list together for the additional tables and chairs to be ordered this year. There will also be some additional facelift items added. Since the rec area and pool are one of the showcase items of our

neighborhood, you will see more effort put into upgrades and maintenance of these areas in the future.

Social Committee – Marisa

Easter egg hunt at the rec area will be on April 9th. Stay tuned to FB for more details.

Architectural Steve and David

Several requests were reviewed and approved within the last month. No issues with any.

Web Site/FB

Eric Boettner continues to make changes to the web site as needed. We will also be working putting a database of neighbor's email addresses. This will be used for gate access system and bulk emails for informational purposes.

Community Pride David and Stephen

Several letters have been sent out regarding covenant and bylaw infringements.

Landscaping and Grounds Marisa

Major work on trimming shrubs around pool was completed. Field will be treated for fire ants and weeds.

Other Business – Some discussion about perimeter fence repair. Checking through county deeds and other documentation, we have determined that the chain link fence along some of the properties is owned by the lot owner. This fence, as we understand it, was installed during the construction of the subdivision. Since the fence is inside the homeowner's property limits, any repairs fall within the owner's responsibility. The HOA holds the deed to the pool and rec area and the responsibility to maintain the fence along Old Spartanburg and Hammett Rd, there are no other plots outside of those areas owned by the HOA.

Next meeting-

Next monthly board meeting date. 04/13/2022 at 7pm.