

# **SILVERLEAF SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

## **MINUTES – BOARD OF DIRECTORS MEETING**

**FEBRUARY 19, 2026** – 6 pm – At the home of Kerri Marvel

**Present:** Tim Radke, Hearold Curry, Jae Ellison, Kerri Marvel (Jason Thorpe/Zoom)

**Call to order:** 6:10 pm

**Purpose:** Discuss agenda for Annual Meeting, 2026-2027 Budget, Pool Camera installation, \$50 citations from last year, 2 board vacancies, outstanding ARCs & procedures, shared email, website launch, fence repairs, water leak at pool.

### **TOPICS Discussed:**

#### **Annual Meeting**

The agenda for the meeting on March 8 was discussed and finalized.

#### **2025 \$50 Assessment**

Because the HOA Board has the authority to change the annual due amount or create special assessments (By-Laws, Article XII, first sentence), it was decided that ALL members of the community will need to pay the \$50 assessed last year, not just the ones who did pay it in 2025. Michael will include this on their 2026 invoices.

#### **Website Launch**

silverleafhoasc.org was completed this week and Kerri asked the Board to review for any changes or updates.

#### **Liability Insurance Company Change**

The contact at current State Farm office was retiring, so we implemented a transfer to a nearby office.

#### **Pool Maintenance Volunteers**

Our pool maintenance contract does not offer testing and logging the pool's water quality every day, which DHEC requires to stay open. In the past, Silverleaf HOA has relied on board members to pick up on the days the pool contractor isn't here, and to perform light maintenance duties. It is no longer feasible, or fair, to rely on board members to pick up the slack. For the future, we are asking our community residents to volunteer for this duty. For weeks that a volunteer is not available, the pool will be closed. We need to do this because if DHEC closes the pool, we then need to wait for a DHEC reinspection to reopen. Additional details will be placed on the website.

#### **Pool Camera Installation**

A new security camera system was purchased in January. It was decided that Kerri would install the main unit in the pool's utility room, and any ethernet cabling required would be installed by electrician, Tim Radke, with Hearold Curry's help. The project will take place in late March/early April 2026.

### **Pool Lockbox**

Due to the previous pool utility room's lockbox being beyond repair, a new lockbox was placed on the door.

### **White Wooden Fence by Roadside near Pool**

This repair has been completed.

### **Pool's Metal Fence**

Several quotes have been received and because they are so high (\$), the board is seeking additional quotes. This fence will be repaired by the pool opening date of May 9.

### **ARC Requests**

No ARC requests will be approved until account is paid in full. A request for a homeowner on Laurens was discussed; and it was decided additional information was needed before approval could be made.

### **Events**

Besides the Annual Meeting, the only other event for 2026 will be Halloween, assuming our previous sponsor continues to hire the food trucks that have been so popular.

### **Other Pool Area Repairs**

Both water spickets, and the water fountain at the pool appear to be broken; Michael will get quotes from a plumber.

### **Shared Email**

The website uses [board@silverleafhoasc.org](mailto:board@silverleafhoasc.org) throughout. The password and instructions for use was shared with the board so all had access. The password will be changed any time a board member leaves. No additional cost for the email address.

### **VIP Notaries**

Discussion of who we can use for HOA business. Hearold Curry (outgoing HOA Board Member) and Lois (Jae's mother) are both notaries and willing to be on call for us.

### **The meeting was adjourned at 7:05 pm.**

This document assembled by Kerri Marvel, HOA Secretary.