

SILVERLEAF SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

MINUTES – BOARD OF DIRECTORS MEETING

JULY 3, 2025

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**Minutes of the Board of Directors Meeting of the Silverleaf HOA, Anderson, SC,
held at the home of Secretary Kerri Marvel.**

I. Call to Order at 6:40 p.m.

II. Roll Call of Officers

- a. Present: Tim Radke, Hearold Curry, Jason Thorpe, Jae Ellison, Kerri Marvel
- b. Absent: None
- c. Also Present: Michael Hatchett (Integrity Property Management)

III. Board Member Expectations

- a. Discussion of communication methods among the Board. Agreed by all that texting (over email) is adequate. Responses by text are required within 24 hours or the remaining board will assume you don't intend to weigh in on the issue.
- b. ALL HOA interactions between Michael (Property Management Co.) and any board member will now be included with ALL Board members (via text).
- c. President Tim Radke asked all board members to look around and find something to contribute personally to our community at Silverleaf over the next 6 to 12 months; whether that be helping with repairs, sponsoring something 'fun to do', or helping with planned events.

IV. Pool Expenses

- a. Railings – The pool's hand rails are loose and the concrete will be replaced after the pool closes for the season. Getting repair bids is ongoing.
- b. Backwash Pump – The multiport valve is not sealing and will be repaired by our Pool Contractor asap. Expense Approved (\$1,625).
- c. Umbrellas – Several umbrellas were severely damaged during the last storm. Research will be done to find more of a Hotel-type provider to find heavier-duty umbrellas at a good price to replace them.
- d. Camera System – The camera system is old, out-of-date, and failing. Replacing with a new Camera system was approved (\$1,200).

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IV. Pool Fobs

For residents who have not paid their owed HOA dues, it was discussed and approved to enforce turning OFF those pool fobs. Amenities are available only to residents in good standing.

V. Brush and Stump Removal

The city/county still has not picked up the pile of brush and stumps that have been sitting by the side of the road next to the pool since Hurricane Helene. It appears that this pile keeps getting larger. The Board has hired a company to remove it. Expense approved (\$600).

VI. Review of Outstanding Items From Last Meeting's Minutes

- a. Fence behind Pool Area – All fencing behind the pool has been repaired (hurricane damage). (\$200)
- b. Resident fence – The board spoke with the resident having an issue with their fence; it will be corrected asap.
- c. Pool Lighting – The lighting timer has been fixed. Two of the light poles need further work, including a 20' A-ladder; work ongoing.

VIII. Upcoming Events

- a. **Pool Party** – A Pool Party has been planned for Saturday, July 26. Food from a local BBQ restaurant will be served, courtesy of the HOA. Residents are invited to bring potluck desserts. The HOA would love to see new, as well as familiar faces, join us. This is a chance to meet some of your neighbors. Tents, seating, fans will be provided. Mini carnival style games will be available to play.
- b. **Halloween** – A Halloween Event has been planned for Friday, October 31 at the Pool. Time to be determined. Costumes are invited but not required. Food Trucks will provide food and beverages, and will be located at the Pool, and possibly elsewhere within Silverleaf. Additionally, a "Haunted" Attraction will be available for free that night, located at 109 Savannah Drive.

IX. Next Board Meeting: To Be Determined

X. Meeting Adjourned at 7:35 p.m.