

The Springs at Greenleaf Trails HOA

Meeting Minutes

04/12/2022

Opening

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 7:30 on 04/12/2022 in location by David White.

Present

Jaquetta Glass, David White, Phil Cotten, Denise Barrick and Dean Coffman

Absent

Evan Bentley

Approval of Agenda

Phil first, Jaquetta Second The agenda was unanimously approved as distributed.

Approval of Minutes

The minutes of the previous meeting were unanimously approved as distributed.

Committee Reports

Community Committee: Discussion of the welcome Packet. Jaquetta and Denise will have something by the next meeting.

Architectural Committee: Proposal to send letters will be sent to those who have made changes but have not submitted a design review, to submit one or remove the changes. 1st Jaquetta, 2nd Phil. Unanimous vote to approve.

Treasurers Report

205613.35 balance as of 3/31/2022.

All but 7 homes have paid their dues.

Old Business

Clubhouse repair: Cost to re-stain the Dormers 1350.00, Paint instead 1200.00. We will paint, which should last longer. David working with insurance to get at least part of the rest of the paint paid for from hail claim. Cost to paint the exterior 3300.00.

Fence repair- Need to replace or repair. We will attempt to repair to prolong replacement cost.

City Wide Garage Sale is August 6th through the 8th. The gates will be open during the day for residents who want to participate.

New Business

HOA Insurance quotes. 3 quotes. Farmers is the lowest and provides better coverage than we get with Shelter currently at a much lower cost. Discussion on deductible options and Liability coverage. Decided to go with Farmers for a 2500 deductible, with double liability for 5635.00 annually. This is a savings of about 1300.00 per year over our current 10,000 dollar policy. Proposed. 1st Jaquetta, 2nd Denise. All approved.

Estate sale went smoothly so gates will remain open when requested for these events.

Concerns about corporate investors attempting to buy several of the homes in the neighborhood. The board will be looking at options. Currently only 20 percent of the homes can be rentals.

Reimburse David 148.02 for gate repairs supplies, and ice melt for the front gates. Proposed by Denise, 2nd by Jaquetta. Approved by all.

Discussion on Board vacancy. Since Evan will be leaving the board at the beginning of June, we will have an odd number so no need to replace Patrick's seat. Tabled till next meeting.

Pool will be open June 3rd to September 12th. Proposed by Denise, 2nd Phill. All approved.

Discussion to renew CSSolutions for the next year. Annual cost 6200.00. 1st Denise, 2nd Phil, all approved.

Discussed Quotes for housekeeping contract for the clubhouse. 3 bids were received. The lowest was received from 2 green chicks. They will bring their own supplies, but the HOA will need to provide toilet paper, soap, and paper towels. Total bid 3393.00 per year. Proposed by Denise, 2nd Phil All approved.

Adjournment

Meeting was adjourned at time by David White. The next general meeting will be at 7:30 on 04/12/2022, in the Clubhouse.

Minutes submitted by: Dean Coffman

Approved by: Name