

The Springs at Greenleaf Trails HOA

Meeting Minutes

05/10/2022

Opening

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 7:30 on 05/10/2022 in location by David White.

Present

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

Absent

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: Welcome packet draft submitted. Looking for feedback.

Treasurers Report

193833.97 balance as of 4/29/2022.

All but 3 homes have paid their dues.

Need to research if late fees are being collected as approved. 50 dollars per month until paid.

Find out why Alarm bill was paid late.

Old Business

Clubhouse repair: Still waiting for more bids on painting of clubhouse, Roof will be replaced on 5/13/2022.

Fence repair- cost are still high, working on ideas to keep the existing fence longer.

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

Food truck is supposed to be here on 5/22/22 from 1 to 6.

New Business

HOA Insurance: increased coverage amount for specified property from 270,000 to 300,000 for an additional cost of 42 dollars.

Reimburse Larry Crow for supplies purchased for the clubhouse maintenance, and for supplies to stock paper towels, toilet paper ect.... 1st: Denise, 2nd Jaquetta. All approved.

Discussed changing management companies. Discussions began with a few. Two look like they are within the same cost range. David will setup interviews/demos with potential replacements.

We will keep the current cleaning company for the clubhouse.

Discussed how to open the gates in case of emergency. David will get lockbox for the clubhouse to house the keys to open the gates.

Pool Furniture will need repairs. David found the parts. New slings will cost 85 for the lounge chairs, and 45 for the other chairs. Significantly cheaper than replacing at 170 each.

Thermostat: The clubhouse thermostat will be replaced with a programable unit that can be set and default automatically to the presets when someone adjust it after a couple of hours. Evan will install it and purchase. We will reimburse. Approved 150 max. 1st Jaquetta, 2nd Phill. Approved by all.

Adjournment

Meeting was adjourned at time by David White. The next general meeting will be at 7:30 on 06/14/2022, in the Clubhouse.

Minutes submitted by: Dean Coffman

Approved by: Name