

The Springs at Greenleaf Trails HOA

Meeting Minutes

08/16/2022

Opening

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 08/16/2022 in location by David White.

Present

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

Absent: NONE

Approval of Agenda

Jaquetta first, Denise 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: Review of Welcome Packet

DRB: Need uniform letter for violations (Dean will work on it)

Treasurers Report

146,151.59 balance as of 8/16/2022

No Actual Shortfall as reported in last meeting. We are actually ahead

Found overcharges from OGE who were charging us for street lights in the neighboring community

Pool filter replacement was overpaid.

CSolutions was paying bills late which resulted in many late fees.

Cleaners overpaid.

1 home still owes dues

Old Business

Clubhouse repair: Painting is done inside thanks to David and Pat. Backdoor painted, roof done, wall repair is done, Exterior will be done in September. Exterior will remain brown and the dormers will be painted instead of re-stained (brown edging with the light color used on the stucco as the filler). We will use a satin finish.

Fence repair- No update.

Pool furniture will not be repaired till next season

Paid GLT HOA for the 150 dollar base assessment. We are disputing the rest of the charges since the covenants are ambiguous and heavily favor them. Looking to renegotiate.

Researching what is needed get in place to vote at the community meeting to reduce the number of homes allowed to be rented from 20% to 0% or a very low percentage. Dean also recommended that if we leave a percentage to require the homeowner live in the home for 1 year prior to renting- No change from last meeting.

Discussion of charging to use clubhouse for non-community events. \$50 for 4 hours plus \$100 deposit. 1st Jaquetta 2nd Denise. Vote passed.

Over 55 declaration for community on hold for feasibility concerns.

New Business

Treasurer can not be held by the current secretary or president. Treasurer does not have to be part of the board. Board voted to install Larry Crow as Treasurer. 1st Jaquetta 2nd Denise, all in favor

Voted to charge 50 dollars for replacement gate remotes. CSSolutions was not charging. They are expensive. 1st Denise 2nd Jaquetta – all in favor

We have curbs buckling in two locations on Mount Mitchell. Discuss more next meeting.

Planning Annual meeting at the Church behind the community. Approved 100 dollar donation for usage. We will elect up to 3 new board members. One existing rolls off, plus 2 to fill the other vacancies if there is interest.

Adjournment

Meeting was adjourned at time by David White. The next general meeting will be at 6:00 on 09/20/2022, in the Clubhouse.

Minutes submitted by: Dean Coffman

Approved by: Name