

The Springs at Greenleaf Trails HOA

Meeting Minutes

09/20/2022

Opening

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 09/20/2022 in location by David White.

Present

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

Absent: NONE

Approval of Agenda

Phil 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: No update

DRB: Need uniform letter for violations (Dean will work on it), Email issues have been resolved and HOA management company is getting requests now.

Treasurers Report

131,540.49 balance as of 09/20/2022

Potential dues increase due to large much needed projects. Fence repair, etc.

Old Business

Clubhouse repair: Painting is completed. Waiting to pay bill until they return and fix some things they missed with the sealing of the cracks.

Fence repair- No update

Reduction of rentable homes from 20 percent. Still researching

Sent letter from Attorney to GLT Attorney, regarding dues and negotiation of future dues to pay.

55 and older declaration. No update

Past due, dues payment- only one home as of meeting time.

Curb issues on Mount Mitchell- On hold, will talk to the homeowner to determine if we need to fix quickly or not.

Annual meeting- November 1st . Replace 3 board members. Agenda will be available next board meeting.

Welcome Packet – Still in the works.

New Business

Add 10 dollars for each additional hour of rental for the clubhouse past the initial 4 hour mark. 1st Denise, 2nd Jaquetta. Vote Passed.

Discussion of what to do if a rental home is not rented for a full year or if the resident leaves early. 200 dollar fine per month. 1st Jaquetta 2nd Denise. Motion passed.

Adjournment

Meeting was adjourned at time by David White. The next general meeting will be at 6:00 on 10/18/2022, in the Clubhouse.

Minutes submitted by: Dean Coffman

Approved by: Name