

# **The Springs at Greenleaf Trails HOA**

## **Meeting Minutes**

11/01/2022

### **Opening**

The Annual Community meeting for The Springs at Greenleaf Trails HOA was called to order at 7:00 on 11/01/2022 in location by David White.

### **Board Members Present**

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

### **Absent**

None

### **Approval of Agenda**

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

### **Quorum**

59 of 104 homes were represented. 50% Quorum met to vote on community business.

### **Introduction of Board and Finance Committee**

### **Introduction of to Erin from HOA Oklahoma HOA Partner.**

### **State of the Association**

See slide 9 - 12 for detailed numbers

### **Treasurers Report**

See slide 13 - 15 for detailed numbers

### **Issues Facing Our Community for 2022**

- Working with HOA lawyers to reduce the amount that we pay Greenleaf Trails for combined use of the common area to both communities.
- To date the HOA has incurred legal fees of **\$1,225.00** although the ongoing savings will greatly exceed this expense if it is settled in our favor
- Re-plaster the pool, approximate cost **\$6,500.00**
- Topcoat and crack seal the streets with sealant to extend the life approximate cost **\$28,000.00**
- Two curb issues that will need to be addressed on Mount Mitchell.
- Repair and or replace fencing on North, West and South sides of community approximate cost **\$50,000.00**

### **Election**

Election to fill 3 vacancies on the board.

Nominees: Bruce Barringer, Kim Cain, Claude Dill, and Jeremy Goodrich

Bruce Barringer, Kim Cain and Jeremy Goodrich received the most votes and have been elected to the board for a 2 year term.

### **Questions**

1. Have we considered dropping the television portion of the cable bill and using a streaming device instead? We are under a contract with Cox so we are unable to make changes to our services.
2. How long is left on the Cable contract for the clubhouse. 2 to 3 years is left.
3. How to keep the lawn service from further eroding the fence post with the weed eaters? We have talked to the owner of CGC and this company seems to be taking more care than our prior lawn care services. We have also talked about putting metal flashing on the bottom of the poles.
4. Do we have separate bank accounts for our reserve accounts? We currently only have one account. The reserve accounts are kept in our accounting software as separate accounts.
5. Can we get more notice when the lawn care service will be spraying, or mowing outside of their normal scheduled days? We have talked to CGC about this and they are trying to do better.
6. Reasons on the change to the clubhouse usage policy? We looked at other communities with a clubhouse and we were the only one not charging for usage. They ranged from 150 to 75 for a 4 hour window. We opted on 50 dollars. This is to cover the extra wear and tear on the facility, as well as the extra costs of utilities.

### **Closing discussions**

It was requested that we have a short bio for each board member nominee. It was agreed we should do that and just did not have enough time to do this, this year.

Everyone should have access to the HOA Manager online portal. You would have received an email from [mgmt@okhoapartner.com](mailto:mgmt@okhoapartner.com) with the information to set it up. The portal gives you access to financial reports, ability to communicate with the hoa manager, to pay your account bills, ect.

The board has an email you can reach them at [thespringsatgreenleaftrailshoa@gmail.com](mailto:thespringsatgreenleaftrailshoa@gmail.com)

### **Adjournment**

Meeting was adjourned at time by David White. 1<sup>st</sup> Rebecca Papajohn, 2<sup>nd</sup> Claude Dill. Unanimous for adjournment.

Minutes submitted by: Dean Coffman

Approved by: Name