

The Springs at Greenleaf Trails HOA

Meeting Minutes

1/17/2023

Opening

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 1/17/2023 in location by David White.

Present

David White, Phil Cotten, Jeremy Goodrich, Bruce Barringer, Jaquetta Glass, Kim Cain and Dean Coffman

Absent:

Approval of Agenda

Jeremy first, Kim Second The agenda was unanimously approved as distributed.

Approval of Minutes

The minutes of the previous meeting were unanimously approved as distributed. 1st Phil, 2nd Kim

Committee Reports

Community Committee: 2023 Lunch Bunch was handed out. Potluck 28th of January

DRB: no DRBs have been submitted.

Treasurers Report

205,443.84 balance as of 01/17/2023.

Old Business

Fence repair- No update

Reduction of rentable homes from 20 percent. No update

55 and older declaration. No update

Curb issues on Mount Mitchell- still on hold.

Welcome Packet – Handed out. Bring back suggestions to the next meeting.

Kim will be the point of contact with the HOA manager for violations.

New Business

- a. Pool Maintenance contract – 2 responses received. Current provider (extreme) \$8000, \$200 each additional week, will only clean 3x a week. Detail Pools 6100.00. 150 each additional week. Motion to accept detail pools bid, 1st Jeremy, 2nd Phil.. Unanimous approval
- b. Clubhouse Database has been updated. Future owners will need to update their passwords upon moving in. The way we are setup CS Solutions still has access to our access system. Investigate leaving PSI.
- c. Letter from GLT (Matt Winton) threatening collection for unpaid dues. Consensus is that we will stay the course and attempt reduce our share of the maintenance fees, instead of paying 20% of all of GLT bills. Phil is in discussion with Vernon McKown the major owner of Ideal homes on this issue.
- d. It was discovered that there is a requirement for our HOA has a registered agent, which is currently listed as Matt Winton, who had billed us 100.00 for this service. Motion was made to change to our current lawyer Gary Giessmann. 2nd Jaquetta. Passed Unanimously.
- e. Short discussion about picking up dog poop. Violations can be sent only if they are caught and someone complains.

Adjournment

Meeting was adjourned at time by David White. The next general meeting will be at 6:00 on 02/21/2023, in the Clubhouse. 1st – Jaquetta 2nd Kim – unanimous.

Minutes submitted by: Dean Coffman

Approved by: Name