

# **The Springs at Greenleaf Trails HOA**

## **Meeting Minutes**

2/21/2023

### **Opening**

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 2/21/2023 in location by David White.

### **Present**

David White, Phil Cotten, Jeremy Goodrich, Jaquetta Glass, and Dean Coffman

**Absent:** Kim Cain, Bruce Barringer

### **Approval of Agenda**

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

### **Approval of Minutes**

The minutes of the previous meeting were unanimously approved as distributed. 1<sup>st</sup> Phil, 2<sup>nd</sup> Jaquetta

### **Committee Reports**

Community Committee: Received 2 responses on the welcome packet.

DRB: 2 received, both approved.

### **Treasurers Report**

Reconciled beginning balance of 2023 to be 73,063.35. Which lines up with our estimates.

### **Old Business**

Fence repair- No update now, but have some discussion in New Business.

Reduction of rentable homes from 20 percent. No update

55 and older declaration. No update

Past due, dues for 2022. Homeowner is asking for fine reduction. Due to some confusion during the changeover to the new HOA manager we reduced it by 100 dollars for this instance only.

Curb issues on Mount Mitchell- still on hold.

Welcome Packet – Discussed in Community committee report

Still need uniform letter for violations. No change.

## **New Business**

- a. Update on clubhouse access system to be connected to CSSolutions, It was decided to go with the competitor( Premier Vision) of our current vendor, who uses the same Brio system. Reduced monthly costs, and minimum changeover fees compared to going to the other two non-Brio systems, even with the addition of fire monitoring. The savings from the monthly fees will make up for the one time setup fees, in a short time. 1<sup>st</sup> Dean 2<sup>nd</sup> Jeremy, unanimously passed.
- b. Fire monitoring for the clubhouse (see 'a').
- c. Discussion of changing the access to the clubhouse back to a card or a Key fob system. The use of codes have caused some abuse and sharing with non-community members. Plus the handoff when a house sells is not happening well, which is causing other problems.
- d. 22 budget versus actual – already discussed in the treasurers report.
- e. Irrigation changes can not happen and are completely dependent on the continued discussions with Ideal homes on the relationship between the GLT and SGLT HOAs. It was determined that the governing documents were not setup correctly. Essentially GLT is supposed to be responsible for all the fences, and maintenance outside those fences including mowing that we have paid since the neighborhood was established. This was the reason our paying 100% of their dues seemed to be unfair. Essentially we will need to change our governing documents to be changed (no expense to us), however we will need a community vote of ours to make it happen since we now control the HOA. In addition we will need to authorize an expenditure to pay our attorney to review these changes. Vote to authorize the cost of the attorney to review the changes, when it happens, 1<sup>st</sup> Phil, 2<sup>nd</sup> Jeremy. Unanimous approval.
- f. 21 still have not paid the 2023 dues as of today.
- g. Clubhouse reservation changes. Discussion of making some minor changes to the clubhouse reservation packet to be better representative of the way it works, today, with the current HOA manager. There was also a brief discussion of closing down access to the fitness area during reservations. This is a work in progress but needs to be completed sooner rather than later.

## **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. 1<sup>st</sup> – Jaquetta 2<sup>nd</sup> Kim – unanimous.

Minutes submitted by: Dean Coffman

Approved by: Name