

The Springs at Greenleaf Trails HOA

Meeting Minutes

3/21/2023

Opening

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 3/21/2023 in location by David White.

Present

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

Absent: Jeremy Goodrich

Approval of Agenda

Phil 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: one last edit of the welcome packet. Pot luck Saturday.

DRB: Review stain colors for fencing. Get swatches. Violations sent out.

Treasurers Report

283588.96 Bank Balance. Includes 19570 GLT dues that have not been paid yet plus 192 outstanding bills.

Old Business

Fence repair- on hold pending outcome with GLT.

Reduction of rentable homes from 20 percent. No update

55 and older declaration. No update

Past due, dues for 2022 have been paid.

Curb issues on Mount Mitchell- still working on it.

Welcome Packet – Discussed in Community committee report

New Business

- a. Clubhouse access and alarm system switched over to Premier Visions from Alcom. Contract signed for 75 per month. Old rate 125.00. Ordering fobs.1 per house, \$10 dollar charge if they want a second one. 1st Kim, 2nd Jaquetta passed unanimously. Authorizing 200 dollar to buy the fobs. 1st Kim, 2nd Jaquetta passed unanimously.
- b. Talked to Mitch Gregory on the CCR changes for GLT agreements. He recommends to go forward with the changes
- c. 6 residents still have not paid dues.
- d. How often do we want to send out late notices. Decided on monthly. 1st Kim, 2nd Jaquetta passed with 5 votes, 1 nay.
- e. Clubhouse reservation packets have been uploaded to the website and included in the welcome packet.
- f. Street Maintenance second quote. Fuller Paver. Crack seal 8120, seal coat 37203.00. Voted to only do crack sealant.
- g. Irrigation in butterfly garden needs to be adjusted. It is causing damage to homeowner's fencing.

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