

# **The Springs at Greenleaf Trails HOA**

## **Meeting Minutes**

4/18/2023

### **Opening**

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 4/18/2023 in location by David White.

### **Present**

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

**Absent:** Bruce Barringer

### **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. 1<sup>st</sup> Jeremy, 2<sup>nd</sup> Kim unanimously approved.

### **Committee Reports**

Community Committee: Potluck on the 29<sup>th</sup>.

DRB: 1 request, no violations

### **Treasurers Report**

267697.19 Bank Balance. Includes 19570 GLT dues that have not been paid yet plus 2023 dues so balance is estimated at 220832.19 since we have not received a bill for 2023 dues.

### **Old Business**

Fence repair- on hold pending outcome with GLT.

Reduction of rentable homes from 20 percent. We will try to add it to the GLT amendment votes.

55 and older declaration. Removing per advise from Lawyer. 1<sup>st</sup> Kim, 2<sup>nd</sup> Jaquetta , all approved.

Curb issues on Mount Mitchell- Getting Quote for the bad area.

Sprinkler issues in butterfly garden- We have to wait for GLT to tun on water to make adjustments.

Street Maintenance – Waiting on second quote.

### **New Business**

- a. Clubhouse access and alarm system switched over to Premier Visions from Alcom. Installation and change over happened. New FOBs did not work. We are still working on it. We will discuss distribution of new FOBs/Card in next meeting.
- b. Need second board member to have knowledge of how to update front gate and clubhouse control systems. Will discuss next meeting.
- c. Dues owed to GLT. Discussed in Treasurers report.
- d. Lawyers fees related to GLT issues YTD 1826.00
- e. Late fees waiver for a neighbor who just sold their house after medical issues caused them to move. 1<sup>st</sup> Jeremy, Kim, unanimous to waive late fees if dues are paid by end of month.
- f. Update of dues paid for 2023 – 4 homes delinquent.
- g. Additional Real estate taxes discovered. GLT was paying them. 14.42 total. This should be correct going forward.
- h. Residents who built new with Landmark, did not receive 2<sup>nd</sup> gate FOB. Vote to waive fee for a 2<sup>nd</sup>. 1<sup>st</sup> Jeremy 2<sup>nd</sup> Kim, unanimously to waive.
- i. Issues with gate not opening for emergency vehicles. 911 has the code David checked the gate and tested with a siren. It worked with no problem. Extended the time it stays open to 45 seconds.
- j. Motion to get Minutes 24 hours before meeting. Vote split. Carry forward to next meeting.

### **Adjournment**

Meeting was adjourned at time by David White. The next general meeting will be at 6:00 on 05/16/2023, in the Clubhouse. 1<sup>st</sup> – Jaquetta 2<sup>nd</sup> Kim – unanimous.

Minutes submitted by: Dean Coffman

Approved by: Name