

The Springs at Greenleaf Trails HOA

Meeting Minutes

5/16/2023

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 5/16/2023 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. 1st Jeremy, 2nd Phil unanimously approved.

Committee Reports

Community Committee: Lunch at Libby's 14 attendees. This Saturday 5/20 potluck.

DRB: 1 request approved

Treasurers Report

255103.00 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. 2 homes are still delinquent on their dues for 2023, both paid 2022 rates.

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.

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

Welcome Packet is nearly ready.

Sprinkler issues in butterfly garden- We have to wait for GLT to turn on water to make adjustments. David requested the sprinklers to be turned on.

Street Maintenance – 2 bids Fuller: 8120 Cracks, 37203 for sealer (2 layers). Gorman: 5000 Cracks 32700 sealer (1 coat). Board needs more information to understand the differences in quotes and number of layers of top coat.

New Business

- a. Clubhouse access and alarm system switched over to Premier Visions from Alcom. Installation and change over is completed. New fobs will need to be distributed. Vote to require signatures to receive fob 1st – Jaquetta 2nd Kim. Unanimously approved.
- b. Need second board member to have knowledge of how to update front gate and clubhouse control systems. Jeremy will be the backup.
- c. Dues owed to GLT. Discussed in Treasurers report.
- d. Reimburse Larry Crow for clubhouse supplies (TP, ect) 75.67 and David White 79.20 for Supplies to repair front gate, and pool supplies. 1st Kim, 2nd Jeremy, Unanimously approved.
- e. Pool vendor (Detail Pools) backed out. Extreme pools (prior vendor) has agreed to take us back on with their last bid. Vote to adopt extreme pools as or pool maintenance vendor. 1st Kim, 2nd Jaquetta, Unanimously approved.
- f. Amazon installed a device that allows their drivers to get into the neighborhood. The system only allows the driver in one time per delivery and seems fairly secure. Our gate service provider could remove it but it would cost us money for the service call). Vote to keep the device connected. 1st Jaquetta, 2nd Dean, Unanimously approved.

Adjournment

Meeting was adjourned at time by David White. The next general meeting will be at 6:00 on 06/20/2023, in the Clubhouse. 1st – Jaquetta 2nd Kim – unanimous.

Minutes submitted by: Dean Coffman

Approved by: Name