

# **The Springs at Greenleaf Trails HOA**

## **Meeting Minutes**

6/20/2023

### **Opening**

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 6/20/2023 in location by David White.

### **Present**

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

**Absent:** None

### **Approval of Agenda**

Kim first, Jeremy 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> Jaquetta

### **Committee Reports**

Community Committee: Potluck on Saturday. Monthly lunch bunch went to Outback steakhouse about 30 residents.

DRB: No DRBs since last meeting

### **Treasurers Report**

Balance 244472.29 as of 6/20

### **Old Business**

Fence repair- No update now, Awaiting outcome with GLT HOA, since they should be the ones to maintain all exterior fencing.

Reduction of rentable homes from 20 percent. No update

Curb issues on Mount Mitchell. Having Gary's Saw cutting out to see if he can fix it.

Irrigation hitting fences in butterfly garden causing issues. - David will look at it this week.

Street maintenance- Answer to the question on the number of coats we were told 2 coats would be better, only one of the bids included 2 coats. Both products used by the bidders are comparable. Remmended that we fill the cracks this year and use Gordmans to do this. 1<sup>st</sup> Jeremy, 2<sup>nd</sup> Bruce, unanimously approved.

### **New Business**

- a. Reviewed new proposal from Ideal/GLT HOA. We would like our attorney to review. Authorize the fees to have the lawyer review 1<sup>st</sup> Jaquetta, 2<sup>nd</sup> Bruce, unanimously passed.
- b. Clubhouse/Pool Gate Fobs have been distributed except for 4, 3 due to people not being available, and one being a vacant home.
- c. 1 home is still short on their payment on Monthly dues. They paid last years amount. We are working on contacting them.
- d. Update on approval to amount to reimburse David for repairs he has performed. Some receipts were missed. The new amount is 140.16.
- e. Pedestrian gate on the West side of the gates needs additional bracing because the poles are moving.
- f. Bag worms are on the common trees, and are bad this year. Do we want to spray the trees in the common areas. Agreed that we should. Approval to allow the funding to do so, 1<sup>st</sup> Bruce 2<sup>nd</sup> Phil, unanimously passed.
- g. Clubhouse items- We want to keep the Cleaning schedule at every 3 weeks until the fall. We also need signs for the clubhouse. Jeremy will get them made. 1<sup>st</sup> Jaquetta 2<sup>nd</sup> Kim, Unanimously approved.
- h. Key to the TV cabinet on the back patio is hanging inside the clubhouse by the back door.
- i. We have 2 gate openers left, do we want to order more? Agreed to order 6 more. 1<sup>st</sup> Kim, 2<sup>nd</sup> Jaquetta, unanimously approved.
- j. The salt Cell in the pool needs to be replaced. Extreme is quoting us 1900, we can get it ourselves on amazon for 1200. Vote to buy from Amazon. 1<sup>st</sup> Kim, 2<sup>nd</sup> Jeremy. Unanimous.
- k. Purchase of new webbing for broken chairs. 1<sup>st</sup> Kim 2<sup>nd</sup> Phil, unanimously approved.

### **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