

# **The Springs at Greenleaf Trails HOA**

## **Meeting Minutes**

8/22/2023

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 8/22/2023 in location by David White.

### **Present**

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

**Absent:** Kim Cain

### **Approval of Agenda**

Phil 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> Phil unanimously approved.

### **Committee Reports**

Community lunch at Black Bear. About 22 attendees. 26<sup>th</sup> of August is the community potluck.

DRB: 2 approved DRBs

### **Treasurers Report**

213,754.24 Bank Balance. Includes 19570 GLT dues that have not been paid yet plus 2023 dues

### **Old Business**

Fence repair- on hold pending outcome with GLT.

Reduction of rentable homes from 20 percent. – no change since last meeting.

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

Sprinkler issues in butterfly garden- Control boxes were placed on our side of the pond to control the sprinklers in the front of the gate, and the butterfly garden.

Street Maintenance – Seal cracks later in the year when it gets colder. Sealing of the streets will be done next year.

Mulch is washing out of flower beds. No solution yet.

Have one home where they still owe past dues, but they are not aware of the shortage. We are looking at the best way to proceed in collecting.

### **New Business**

- a. We are still trying to finalize the agreement between GLT and SGLT on the maintenance of the common areas. We are trying to get them finalized so we can vote on them at the community meeting in November.
- b. We need someone to check bathroom supplies in the clubhouse between cleanings.
- c. We will be putting an additional bracing on the gate going to the pool area. This will keep people from being able to get into the pool without a fob.
- d. We are changing the closing procedures for the pool to prevent the algae growth during the winter, which should allow us to be able reopen the pool without the draining and acid wash. 1<sup>st</sup> Phil 2<sup>nd</sup> Jeremy, approved by all
- e. Discussion of flagpole standards in the neighborhood. It is allowed in the bylaws. Approving DRB request, with condition that the pole will be the telescoping type of pole and it does not exceed CC&R height.
- f. Moving Monthly meeting to the 12<sup>th</sup> since David will be out for our normal meeting time. 1<sup>st</sup> Jeremy 2<sup>nd</sup> Phil. Unanimous
- g. Dean will work on the slide presentation for the Community meeting in November.

### **Adjournment**

Meeting was adjourned at time by David White. The next general meeting will be at 6:00 on 09/12/2023, in the Clubhouse. 1<sup>st</sup> Jeremy – 2<sup>nd</sup> Dean – unanimous.

Minutes submitted by: Dean Coffman

Approved by: Name