

The Springs at Greenleaf Trails HOA

Meeting Minutes

9/12/2023

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 9/12/2023 in location by David White.

Present

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

Absent: Kim Cain, Jeremy Goodrich

Approval of Agenda

Phil first, Jaquetta Second The agenda was unanimously approved as distributed.

Approval of Minutes

The minutes of the previous meeting were unanimously approved as distributed. 1st Jaquetta, 2nd Phil unanimously approved.

Committee Reports

Community lunch at Toby Keith. About 18 attendees. 30th of September is the community potluck.

DRB: 3 approved DRBs, 1 violation letter sent.

Treasurers Report

202557.21 Bank Balance. Includes 19570 GLT dues that have not been paid yet plus 2023 dues

Old Business

Fence repair- DWM is coming on Thursday to assess fence and recommend replacement or repair. GLT HOA is paying for this.

Reduction of rentable homes from 20 percent to 0 percent – no change since last meeting.

Curb issues on Mount Mitchell- No change

Sprinkler issues in butterfly garden- Still need to fix the sprinkler hitting the fence. Last control box is being installed so we can control that section from our neighborhood.

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.

Review last draft agreement of changes to the maintenance agreement between GLT and SGLT. Getting really close.

Pool Gate needs to be braced so it can not be forced open without a FOB.

Keeping pool equipment running later in the season and starting earlier. Decided against this.

New Business

- a. We need to replace 4 board members who roll off after their two year appointments. 1 needs to be replaced due to resignation (1 year)
- b. Discuss changes to the CC&Rs being voted on at the next community meeting. 1st Jaquetta 2nd Bruce. Unanimously approved. It will be voted on November 14th meeting. Discussed what we need to do to ensure the CC&R is voted on by enough community members to pass. Discussed having smaller meetings for Q/A and voting via proxy for those who can not attend the meeting.
- c. Other community vote for reduction of rentable homes to 0 percent. This was approved in a prior meeting. Also the over 55 declaration that was removed a few months ago at the attorney's advice against doing it. was raised again. It will not be part of the next community meeting vote.
- d. Discussed how the next meeting will be held. We will finalize at the next meeting.
- e. Asked to approve to store a moving Pod in a driveway while they pack it up. Approved for two weeks.

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. 1st Phil – 2nd Jaquetta – unanimous.

Minutes submitted by: Dean Coffman

Approved by: Name