

The Springs at Greenleaf Trails HOA

Meeting Minutes

10/17/2023

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 10/17/2023 in location by David White.

Present

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

Absent:

Approval of Agenda

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

Approval of Minutes

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

Committee Reports

Community Lunch was at Cracker Barrel, next one will be at Gaberinos. Potluck on the 28th of October.

Architectural- 1 drb, 4 violations

Treasurers Report

184185.59 Bank Balance. Includes 19570 GLT dues that have not been paid yet plus 28325.00 fy 23 dues. We will get an estimated 25958.78 credit on bills we have paid that should have paid by GLT..

Old Business

Fence repair- The fence is going to be replaced. 41,000, which will be paid by GLT as long as the CCR amendment is approved by the community.

Reduction of rentable homes from 20 percent to 0 percent – no change since last meeting. Will be one of the voting items for our next community meeting.

Curb issues on Mount Mitchell- No change

Sprinkler issues in butterfly garden- Still need to fix the sprinkler hitting the fence. All controller boxes have been installed, and the sprinklers are running.

Street Maintenance – Seal cracks in 2024.

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.

Agreement with GLT has been signed off by them. We will vote about it in our community meeting. We need 75% of the community to vote for it to pass.

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

Nominations for the board thus far is Claud Dill, Julie West, and Susan Yockel.

New Business

- a. Irrigation system is repaired and running. Discussed in old business.
- b. Review 2024 budget.
- c. Reviewed Slides for the community meeting, We will meet on 11/7/2023 to finalize all materials for the annual meeting.

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