

The Springs at Greenleaf Trails HOA

Meeting Minutes

11/07/2023

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 11/07/2023 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, Jaquetta 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 at Gaberinos on Friday.

Architectural- no updates

Treasurers Report

173069.40 Bank Balance. Projected Balance for end of the year 98591.32 will not counting the credit from GLT. If we get credit it will be about 124545.10

Old Business

Fence repair- The fence is going to be replaced. No changes from last meeting.

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 2023. Push top coat to 2024.

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

Have one home where they still owe past dues, due to an error at closing. Dean will check with them to see if they have any questions.

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. No change

Pool Gate needs to be braced so it can not be forced open without a FOB. No change

Nominations for the board thus far is Claud Dill, Julie West, Susan Yockel, Dean Coffman, Jerry Goodrich, Pam McClelland and David White.

New Business

- a. Irrigation system is repaired and running. Discussed in old business.
- b. Review/Approve 2024 budget. Motion by Jaquetta, Second Bruce. Unanimous approval.
- c. Reviewed Slides for the community meeting, Made adjustments to slides to account for both scenarios if the GLT agreement passes or not.
- d. Discussed how we will conduct the meeting differently from our regularly scheduled meetings. We will remove Previous meeting notes approval and agenda approval sections.

Adjournment

Meeting was adjourned at time by David White. The next general meeting will be at 6:00 on 11/21/2023, in the Clubhouse. 1st Phil – 2nd Jaquetta – unanimous.

Minutes submitted by: Dean Coffman

Approved by: Name