

The Springs at Greenleaf Trails HOA

Meeting Minutes

12/19/2023

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 12/19/2023 in location by David White.

Present

David White, Pam McClelland, Susan Yockel, Julie West, Bruce Barringer, Jeremy Goodrich and Dean Coffman

Absent:

Approval of Agenda

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

Approval of Minutes

11/7 – 1st Jeremy 2nd David the minutes approved unanimously.

11/20 – 1st Jeremy 2nd Pam. The minutes approved unanimously.

Committee Reports

Community Lunch @ Charleston's went well. Will check to see if Jaquetta is still interested in coordinating these. Welcome packet distributed

Architectural- 2 DRB submitted. 1 approved the 2nd will be discussed in new business.

Treasurers Report

147279.60 Bank Balance. This includes 6 2024 dues paid in 2023. 127,558.10 was carried forward from Prior year.

Old Business

Curb issues on Mount Mitchell- Possible quote to have cut off by Gary's saw cutting. No change from last meeting.

Sprinkler issues in butterfly garden- Still need to fix the sprinkler hitting the fence. Sprinklers are off for the season so we need to wait till they are turned on again. No change for this meeting.

Street Maintenance – Seal cracks completed, schedule top coat for 2024

Mulch is washing out of flower beds. No solution yet. No change for this meeting.

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

New Business

- a. 2021 Dues that we still owe to GLT 1840.00. Documentation received. Motion to pay: Bruce 2nd Julie. Unanimously approved.
- b. Received 1 quote for pool from vendor recommended by Phil Cotton - Does not include chemicals. We will also get new quote from our current vendor Extreme Pools.
- c. 2024 Landscape Contract. We had a bid from our current vendor requested for budgeting purposes, and received one from PLC through one of the board members. David recommended keeping with the current vendor since we did not start the process in time to get a new vendor with such short notice. Motion was made by Jeremy to go with a new vendor PLC. 2nd Pam. Approved by majority.
- d. Clubhouse cable: Cox contract has ended. Bruce found for 1 phone line and internet. Cox \$200, AT&T \$120. Will discuss next meeting.
- e. Discussed and clarified some parts for the Welcome packet regarding alcohol in clubhouse. Change times for the pool, Entry code portion for the clubhouse needs to change to reflect the fobs. Also change how to reserve the clubhouse. Recommend to not print the directory, but provide upon request. Motion: Pam 2nd Jeremy. Unanimously passed.
- f. Split rail fence completion. 1 quote received from DWM, still expecting 2 more from Marshall and Superior. Tabled till next meeting.
- g. DRB Conversion of back porch to a sunroom. Approved if they switch the insulated Plastic Panels to Hardieplank or glass to match the construction of the house.
- h. Approval of the wording to the rental changes to the CC&Rs. Approved by Majority.

Adjournment

Meeting was adjourned at time by David White. The next general meeting will be at 6:00 on 12/19/2023, in the Clubhouse. 1st Dean – 2nd Bruce – unanimous.

Minutes submitted by: Dean Coffman

Approved by: Name