

# **The Springs at Greenleaf Trails HOA**

## **Meeting Minutes**

01/16/2024

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 01/16/2024 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**

Dean first, Susan Second The agenda was unanimously approved as distributed.

### **Approval of Minutes**

Motion to approve: Dean 2<sup>nd</sup>: Jeremy. Unanimously approved

### **Committee Reports**

15 showed up for Lunch Bunch. Next Lunch bunch will be at Saltgrass on Feb 7th.

Architectural- Nothing new

### **Treasurers Report**

Bank Balance: 236339.08. 125941.08 was Carried forward from 2023. Some 2023 budget items are still needing to be paid.

45 homes have paid dues 3 have paid partial dues.

Found out the 2022 Taxes were not filed. We are getting the information from CSolutions to file them.

### **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 – Top Coat will need to be scheduled when warm.

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

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

### **New Business**

- a. Motion to vacate last vote awarding landscaping contract to PLC, sign with CGC for the year, update scope of work solicit several bids and perform our due diligence for the next year's contract. Motion failed by majority. Contract will be for PLC will be signed by Pam and Bruce. David refused to sign the contract.
- b. 2024 Pool season contract. Have 2 bids and awaiting bids from current vendor Extreme pools.
- c. Clubhouse internet/phone service contract has expired: Look to change to AT&T. 1 phone and internet with AT&T. Will have cost next meeting.
- d. GLT Dues for 2024 will be 33990.00 we only budgeted 30900. They raised dues 20% so it is 3090 over budget. We will pay the full amount close to due date, instead of paying as it comes in.
- e. Finish Split Rail Fence: 3 bids dwm: \$776, Superior Fencing: \$850, Marshall: 1297.90. Motion to use DWM – Jeremy, 2<sup>nd</sup> Bruce. Unanimously approved.
- f. Door to the clubhouse is not closing. Bruce will call his repair person to see if he will look at it.
- g. Two board officers required to sign contracts unless changed by board. Proposal: Pam 2<sup>nd</sup> Jeremy. Passed by Majority.
- h. Community Meetings should be held in 3<sup>rd</sup> quarter. After discussion Jeremy motioned to Table for future meeting, 2<sup>nd</sup> Dean. Unanimously approved
- i. Springs and rent Management website – All Board members should have access to the rent management website. SGLT gmail is problematic because it will require two factor authentication for each person and only one number can be used.
- j. Motion to Adjourn: Jeremy 2<sup>nd</sup> Julie. Unanimously approved.

### **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.

Minutes submitted by: Dean Coffman

Approved by: Name