

The Springs at Greenleaf Trails HOA

Meeting Minutes

02/20/2024

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 02/20/2024 in location by David White.

Present

David White, Susan Yockel, Bruce Barringer, Jeremy Goodrich and Dean Coffman

Absent: Pam McClelland, Julie West

Approval of Agenda

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

Approval of Minutes

Motion to approve: Jeremy 2nd: Susan. Unanimously approved

Committee Reports

24th is the Monthly Potluck, Saltgrass Lunch bunch had about 30 attend, Next Lunch is at The Standard on March 8th.

Architectural- Nothing new

Treasurers Report

Bank Balance: 316,392.39. 126,805.61 was Carried forward from 2023.

24086.78 already spent for the year.

David talked to CSSolutions and Will pay all GLT their portion of received dues on 1st week of March instead of paying them as they are received. The remainder will be paid out as they are received.

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 in the summer.

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.

Expiration of Cable and Phone contract with Cox ended in December. AT&T is cheapest. We will go with them. For the Clubhouse. The front gate account is CSSolutions.

New Business

- a. Andi Hamilton asked to Address the board. She recommended to survey homeowners before looking for new landscaping or other major services contracts. Susan explained her rationale for selecting new Lawn Care Company.
- b. FYI Repairs to the front gate were over \$7000.00 plus the cost of paint, this was paid by GLT HOA per our contract with them. Cost of painting has not been completed.
- c. Replace the short fence that hides the control panels to the front gate and stain to match the rest of the HOA fence. This will include staining the new fencing on the community side, that GLT is not responsible for, to match the front side. DWM will charge 450 to do this. Motion to have DWM do this work. Dean 2nd Bruce, unanimously passed.
- d. David resigned as President of the board. Jeremy asked if the VP could just become the President. Dean mentioned that the person needed to be present. So a motion was made by Jeremy to table replacement of president to the next meeting, the VP will run the next meeting. 2nd Bruce. Passed. Susan thanked David for all his hard work.
- e. We need to send a letter to all homeowners regarding the CC&R changes to disallow all rentals in the neighborhood. Motion: Jeremy 2nd Susan. Motion Passed.
- f. Pool Contracts. 3 bids. McMurray 7650, Lockhart 8200, Extreme Pools (current vendor) 8500. Discussion. McMurray is a small shop, maintains the Carrington Place Pool came recommended via Phil Cotton. Concerned that they may be too small. Extreme will probably not bid again if we ask. Motion: to extend contract to McMurray by Jeremy, 2nd Bruce. Passed.
- g. Dean gathered a list of recommendation of services from the Facebook Page, dating back a few years. Motion to add this to the Welcome Packet by Susan, 2nd Jeremy, Passed
- h. Current cleaning contract is to clean every 3 weeks. Should we move to once per monthly? Motion: Jeremy, 2nd Susan. Passed.
- i. Discussion of moving some HOA excess funds to money market account. Current bank is offering 4.25%, CIP bank 5.05%. Motion to Table to the next meeting by Dean, 2nd Jeremy, Motion Passed.
- j. Dean recommended to send out a Spring Cleaning notification to residents asking them to take a critical look at maintenance issues on their homes to avoid any violation letters. Dean will draft a letter for the next meeting.
- k. Also discussed issue with a dog that bit a resident.

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. Motion: Dean, 2nd Jeremy. Motion passed.

Minutes submitted by: Dean Coffman

Approved by: Name