

The Springs at Greenleaf Trails HOA

Meeting Minutes

03/19/2024

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 03/19/2024 in location by Pam McClelland.

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

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

Committee Reports

Lunch Bunch at the Standard, good turnout. Potluck for March Cancelled. Next Lunch Bunch is at the Farmer's daughter in Tecumseh on 4/12/2024

Architectural- 2 DRB both approved

Treasurers Report

Went over the balance sheet.

Old Business

Curb issues on Mount Mitchell- Jeremy will investigate how to fix them.

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. Plan on Summer.

Mulch is washing out of flower beds. No solution yet. Will Check with PLC to see if they have any recommendations.

Pool Gate needs to be braced so it can not be forced open without a FOB. Will get with DWM for solution.

Discussion about keeping the Annual Meeting in the 4th quarter versus 3rd quarter as outlined in our CC&Rs. Motion to do it in the 4th Quarter – Susan, 2nd Bruce, motion passed.

DWM replacing and staining fence around front gate control panel and staining back side of new HOA fence. This was completed.

Discussion on moving some HOA funds to a Money Market account or other investment. Looks like we will have about 107,000 to carry over if nothing changes to the next year. Bruce would like to figure out what we need for the next 6 or 7 months and then invest the rest. Discussed short term CDs as well, concern was raised about not being able to get to the money in case of an emergency. Jeremy motion to discuss more in the next meeting. 2nd Bruce. Passed.

Contract with clubhouse cleaning. Will go to once a month cleaning.

Send a letter to all residents notifying them of “No Rental” Change to CC&Rs. Pam will draft and send out.

New Business

- a. Kathy Stone to Speak on pool. Furniture is getting pretty worn out. Would also like to get more shade in the area and maybe some plants to make the area nicer. Kathy would like to form a pool committee to assist in this. Also discussed TVs in the clubhouse getting no reception. We were aware of this and working on it.
- b. Board election to fill vacant positions. No volunteers for President position. Jeremy motioned to make Pam McClelland to be president. Bruce 2nd Motion passed 6-1 Susan to be VP. Passed 6-1
- c. Meeting continued with new president presiding.
- d. Discussed procedures to open gate. Dean will show the other board members how to do it.
- e. Procedures on how to get new clubhouse and gate fobs.
 - a. New home owners will need to give a new code for the gate. Old codes will be removed from the system.
 - b. FOBs will need to be transferred from old homeowners to new owners at closing. If this is not done the new homeowner can get a new fob from the HOA manager at a cost of 50 per fob. Fobs will need to be changed into the system to the new homeowners. FOBS not returned will need to be inactivate.
- f. Spring Cleaning - Work day to clean up clubhouse and maybe try to rehab pool furniture was discussed. Maybe new slings for broken chairs.
- g. All 2024 dues have been paid. Pam contacted HOA manager to fix an entry that was not crediting the homeowners account correctly.
- h. Angela sent David a link on road and street maintenance. Man giving the presentation is coming out to look at the street. David will let us know when he hears something.
- i. David raised concerns of board members using vendors contracted to the HOA for services. Wants visibility that board members are not receiving any special treatment. Discussed.
- j. David would like communications after PLC sprays to include when residents should water.

- k. Pam would like one person to take the lead on the following things. Streets, Pool, Clubhouse, Annual HOA meeting, and CSolutions. Pool – Julie, Clubhouse- Bruce, CSolutions- Dean, Streets – Pam for now.
- l. Motion to adjourn – Jeremy, 2nd Julie. Passed.

Adjournment

Meeting was adjourned at time by Pam McClelland. The next general meeting will be at 6:00 on 04/16/2024, in the Clubhouse.

Minutes submitted by: Dean Coffman

Approved by: Name