

The Springs at Greenleaf Trails HOA

Meeting Minutes

04/16/2024

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 04/16/2024 in location by Pam McClelland.

Present

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

Absent: Susan Yockel

Approval of Agenda

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

Approval of Minutes

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

Committee Reports

Farmer's daughter in Tecumseh on 4/12/2024, no update on that. Next one is Dot Wo on May 10th

Architectural- 1 DRB approved

Treasurers Report

234180 in dues, 3 remotes and 1 rental. 294656 bank balance at the end of March

Old Business

Curb issues on Mount Mitchell- Still awaiting responses.

Sprinkler issues in butterfly garden- This was fixed

Street Maintenance – Top Coat will need to be scheduled when warm. Plan on Summer.

Mulch is washing out of flower beds. PLC suggest creating a trench around the front of the flower bed. He will look the next time he is out.

Pool Gate needs to be braced so it can not be forced open without a FOB. Bruce talked to fence person and is currently looking at options.

Discussion on moving some HOA funds to a Money Market account or other investment. 3 different banks were investigated. 4 percent is pretty much the going rate. Our current Bank looks like the best option. It

allows for more withdrawals than others. Bruce recommended 150K. Pending verification that it is FDIC insured. 1st Jeremy, 2nd Julie. Unanimously passed.

Contract with clubhouse cleaning. Will go to once a month cleaning. Pam verified that we can go to once a month and the vendor agreed.

Send a letter to all residents notifying them of “No Rental” Change to CC&Rs. In Progress.

Written procedure to get bids for work. In progress.

Board Members responsible for the following items

- a. Bruce Barringer – Treasurer and Clubhouse
- b. Julie West – Pool and DRB
- c. Dean Coffman - Website and Secretary
- d. Susan Yockel – Annual HOA Meeting and DRB
- e. Pam McClelland – Streets, C-Solutions & Welcome Packet
- f. Jeremy Goodrich – Landscaping and DRB.

New Business

- a. New vacuum for the clubhouse. Pat is donating one, if not good the Diaz’s have volunteered to buy one.
- b. Key box was purchased for the clubhouse to hold all the keys for the neighborhood. Code shared with board.
- c. One email that go to all board members for residents to contact board members. Dean will work on it.
- d. Invoices to be paid, Larry Crow, Pam McClelland, Dean Coffman, and Bruce Barringer. Each board member signed invoices, except those payable to themselves.
- e. Pool Committee report. Kathy Stone did a great job at getting volunteers. Currently only have 5 lounge chairs, 3 reg chairs, 5 side chairs. Looked at rehabbing broken chairs. Too expensive. Prices shared for wish list items. 5 lounge chairs about 700 dollars (have to buy 6 at that price). 1 long table 365 dollars, sails 1500 or 750 per sail. Asked for donations of pots and plants. 2 umbrellas were donated by Rebecca Papajohn. May try to get a tarp to protect the furniture when stored. Discussion about what we can afford. Decided to commit to lounge chairs, then to re-evaluate once the pool is opened to see if we have any expenses from that, then discuss further purchases. Pam will have them open the pool a little early so we can talk about at our next meeting. Propose to buy 6 lounge chairs 1st Dean 2nd Jeremy, unanimous approval.
- f. We need new signers for the bank account. Bruce and Dean will provide signature cards in addition to Pam. Discussion of fraudulent checks written on bank account and lack of notification form HOA manager and bank. Pam discovered by accident. Bank closed accounts, refunded money and opened new account.
- g. Website domain issue. This was caused by the domain expiring and CSSolutions ignoring the email not aware we did not get notified too. Dean was able to get in and make the payment on his personal

credit card. Angela Drabek will take over domain control of our website that she currently hosts. She does this for most of her clients. She recommends moving to godaddy next year for registration versus current domain registrar. She has moved all email addresses to point so we should know in plenty of time to renew next year so we don't have a repeat of this year. The 625 currently budgeted did not include the domain registration so we will need to add this to the amount.

- h. Scopes and revise – review and change where necessary.
- i. AT&T payment. Bruce paid the first 100 dollars, will invoice for reimbursement.

David asked to discuss board members to be open and transparent on dealings with vendors doing business with the HOA. Discussion. Tabled to next meeting.

Adjournment

Meeting was adjourned at time by Pam McClelland. The next general meeting will be at 6:00 on 05/21/2024, in the Clubhouse.

Minutes submitted by: Dean Coffman

Approved by: Name