

The Springs at Greenleaf Trails HOA

Meeting Minutes

05/21/2024

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 05/21/2024 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 4/19 minutes: Jeremy 2nd: Julie. Unanimously approved

Motion to approve 4/29 minutes: Jeremy 2nd: Julie. Unanimously approved

Committee Reports

Pot Luck was last weekend, next one is June 29th. Lunch bunch was at Dot Wo on May 10th.

Architectural- 1 DRB approved. Some DRBs are not showing up. Dean will contact the website admin to look at the contact forms to see if they need to be updated. Discussion regarding drb to paint front porch. Board voted 1st Jeremy 2nd Pam, unanimously passed that the front porch only can be painted.

Pool Committee – Got receipts for the pool furniture. They overspent but donated the difference over 700 dollars. Have volunteers to water plants and take in umbrellas overnight. We don't now if there is any more budget to do any further improvements. It is recommended to plan on replacing some pool furniture every year. Maybe look at the end of the season clearance to get the best prices.

Pam requested that receipts be turned in with a cover sheet that summarizes expenses in the future.

Treasurers Report

276314.23 bank balance at the end of April..

May 1st moved 150,000 to a money market account at the same bank as our checking account.

Upcoming expenses are the pool. Clubhouse cleaning when they finally bill us.

Discussed overages for the year. Mailings is the only current item we have overspent as of now. Pool is a possibility due to the recent purchases for furniture. Discussed that they will probably come out of reserves.

Old Business

Curb issues on Mount Mitchell- Pam talked to her son in law about this. He is a commercial developer. He mentioned that they usually just use a saw and level the problem areas. She will get some suggestions from him as to who she can contact.

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. Sill awaiting PLC.

Street Maintenance – Discussion of what needs to be done, and discussed the list of Items that David put together when Larry Patrick from the Oklahoma Asphalt and Pavement association visited the community and gave his recommendations. He recommended street fogging, and crack sealing. This was already approved by a prior board vote but was deferred the last two years to be done this year. Discussion around if it is really needed and the implications of deferring maintenance. Pam is going to call Larry to verify information given.

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. No change from last meeting.

Send a letter to all residents notifying them of “No Rental” Change to CC&Rs. Pam emailed letter to the board to review before prior to the meeting. David had one change to language specifying bylaws instead of CC&Rs. Pam recommend to only mail to the rental companies and to send to the rest of the community Motion to mail letter with change to language made, 1st Bruce, 2nd Julie Approved by majority.

Single email address to reach all board members. Dean has not done anything on this. Talk to the webmaster if the email for the website has this capability.

Written procedure to get bids for work. Jeremy will work on it.

Board Members using current HOA contractors for work on their own homes. Need wording on this for a vote.

HOA Partner account outage for dues. This was resolved. Accounting issue where it was posted to the wrong place. Try to put things in place to improve this for the next year.

AT&T invoice. Still not received any from AT&T. Bruce paid the first one.

New Business

- a. Lot ownership rental certification who does this? This is done by the HOA manager when the closing company notifies them to get the HOA dues for the year, this is another thing they should be sending to them for the new homeowner to sign at closing.
- b. Review scope and revise. This is to look at the statement of work for the 3 items we have contracted. Jeremy will do an initial pass on the lawn contract, Julie will look at the pool, and Pam will look at the clubhouse cleaning. Full board will have input after the board member overseeing

those areas have looked at them and made the changes. For example Jeremy identified the lawn care SOW does not include mulching of all the homes flower beds.

- c. Soil samples taken from the 3 yards this year. Homeowners whose yards were tested will not be charged unless they have volunteered to pay them. Dean will pay the rest. For proper fertilization in the future we will put it in the lawn contract that the Lawn care service will test 3 yards at least once in the year to know if adjustments will be made.
- d. Clubhouse preventative maintenance on things like the Air Conditioner. Discussed this should be done. A1 charges \$190. Bruce will call and get estimates for their annual service from 2 others (Lashar and Norman Heat and Air). Pampas grass needs to be removed. This is not part of our current lawn service contract so we would have to pay extra. Jeremy will remove it.
- e. Discussed results of the soil sample results. Pam wrote a letter to email and post to facebook with the results and recommendations and emailed to the board for review before the meeting. During discussion David brought up he believes that PLC put round up in the Pre-Emergent treatments, that killed grass that may have already started growing. Consensus is that we cannot accuse PLC without proof that this happened. Soil samples did not show anything to this effect and not all yards are having problems. Vote to send email/facebook post. 1st Jeremy 2nd Bruce. Passed by majority 6-1
- f. Discussion about removing the 50 dollar rental fee for the clubhouse. This fee is figured into built the reserves to replace furniture and other things in the clubhouse. Removing it mid year would mean that we would need to find another place to take that from. Also we would need to put it into the future reserves by increasing dues. This is tabled until budget formulation begins.
- g. City wide garage sale is coming up June 22nd and 23rd. If anyone is having a sale in the neighborhood, we will open the gates.
- h. David would like to switch lock on the back gate to a combination lock that uses the same code as the mechanical pass through gates to open, so it can be opened by residents for emergency purposes. David will get the lock.

Adjournment

Meeting was adjourned at time by Pam McClelland. The next general meeting will be at 6:00 on 06/18/2024, in the Clubhouse.

Minutes submitted by: Dean Coffman

Approved by: Name