

The Springs at Greenleaf Trails HOA

Meeting Minutes

06/18/2024

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 06/18/2024 in location by Pam McClelland.

Present

David White, Pam McClelland, Susan Yockel , Julie West, Bruce Barringer, and Dean Coffman

Absent: Jeremy Goodrich

Approval of Agenda

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

Approval of Minutes

Bruce first, Julie Second. All

Committee Reports

Lunch Bunch was at Olive Garden. About 10 attendees.

Pool Committee – Things are going well. The volunteers are keeping the plants watered.

Treasurers Report

265,774.49 bank balance for both accounts combined. 150k in the Money Market account. First period's interest was \$504. 11499.63 expenses for the month of May.

Old Business

Curb issues on Mount Mitchell- Pam has calls out to three different people. Gary's Concrete Sawing and Drilling said it would be very expensive, giving the impression he did not want to take the job. The other 2 have not returned the calls, due to they are all busy at this time of the year. Jim is not worried about the issue in front of his house. This was tabled after short discussion.

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 – Julie contacted 6 companies. 1- no interest 4 – no calls back, 1 will submit bid. We may have waited too late to get this done this year.

Pool Gate needs to be braced so it can not be forced open without a FOB. No change from last meeting.

Got bids to do annual maintenance on HVAC at the clubhouse. A1 - \$190, Norman Heat and Air \$398, Lashar \$159 to \$189. Since A1 installed and has done prior maintenance, motion to have A1 perform annual maintenance. 1st Susan, 2nd Bruce – passed by all.

Procedure/Policies for board member's using current HOA vendors.

- Pam and Susan expressed no policy is needed.
- David is worried that contractors will offer deals with those negotiating contracts for work done on their personal property. This has happened in the past.
- Susan does not believe it is common
- Dean want's personal relationships/connections disclosed and for that board member to abstain from voting on those contracts.
- Motion that board member disclose using HOA contractors. 1st David 2nd Pam. Failed 1 to 5
- Motion that if the board member has personal relationship, they must disclose and abstain from vote on that bid. 1st – Pam, 2nd Susan. Unanimously passed.

Single email address to reach all board members. Dean has not done anything on this.

Written procedure to get bids for work. Pam handed out Jeremy's starting points and suggestions. We will discuss next meeting since Jeremy is not at the meeting.

New Business

- a. Bruce would like a new pool phone to only allow calls to 911. After discussion it was not motioned since the current phone works fine.
- b. Pam discussed dues getting paid early for the next year. Pam is going to request Erin to create a special gl account to place these in, until the new year
- c. Pam sent out email outlining how meeting would be conducted going forward. Discussion was held. Dean and David expressed concern for 2 minute per person rule on discussions, that it does not provide enough time to discuss things properly. 1st – Susan, 2nd Julie. Passed- split vote
- d. Pool Scope- Discussion on Julie's initial scope proposal. David noted some changes to wording to use State Dept of Health instead of language present. David will send last scope with the correct contract from the last year.
- e. Residents are complaining about the thermostat being set too high and not knowing how to adjust it. Dean reposted the video on how to adjust the thermostat on the Facebook page. Dean inquired if the thermostat is connected to the new network? David believes it was setup to join the network.
- f. DRB request form. Julie would like more information to be requested. Dean asked for the items to put on the form and will put it on the form when we agree on what to add.
- g. How much money can a board member spend without prior approval. Specifically involving the purchase of pool filters. Some discussion on emergency versus non-emergency. Some discussion of allowing small amount. Discussion led us to decide that we minimally need to get approval on all expenses, at least through text until we can hold a formal vote at the next meeting. This is the way we will proceed going forward. Motion that we must at least get text approval first: Julie 2nd: Susan - unanimous

- h. David brought up concerns about constant parking violations on Orion. Jeremy was out so it was requested that David fill out the violation form on the website.
- i. David is wondering if it too late to plant flowers at the clubhouse? Maybe we should skip this year? Pam mentioned that the flowers were already purchased and being installed the following Thursday. Motion to not plant David, 2nd Dean. Failed 4-2. Also discussed if mulch had been done. Pam said it had. David does not believe it was done.
- j. David is wanting the Monthly Statement on the Money Market account getting added to the board packet. Erin is making sure they have access to it.

Open discussion

1. Dean brought up return address on the notifications that were sent out by the HOA manager for the changes to the CC&Rs regarding rentals. It had the wrong HOA as the return address.
2. Discussion on fixing the overall issues around the clubhouse with dead grass and flower beds looking bad. Pam is suggesting that we use Rocks instead of mulch. To extend the flower beds to the drive and the walkway on the North side, including the small patch behind the fence. David and Dean were not keen on Rocks being on the other side of the fence. Other Discussion. Tabled to future meeting.

Adjournment

Meeting was adjourned at time by Pam McClelland. The next general meeting will be at 6:00 on 07/16/2024, in the Clubhouse.

Minutes submitted by: Dean Coffman

Approved by: Name