

The Springs at Greenleaf Trails HOA

Meeting Minutes

08/20/2024

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 08/20/2024 in location by Jeremy Goodrich.

Present

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

Absent: Kim Cain

Approval of Agenda

Removal of specific names requested by David from Old business agenda item i. Also David felt the “Something positive from each board member” agenda item was not appropriate. Voted to keep the positive statement 4-1-1 (Jim Brickman was not present yet for this votes so counted him as an abstention).

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

Approval of Minutes

Bruce first, Susan Second. Passed.

Special Meeting to elect board vacancy will be approved at the next meeting.

Committee Reports

Community Committee – Potluck is this Saturday, Last community lunch was held at Johnnies. It was wall attended. Next one is September 13th at Red Lobster.

Pool Committee – No Report.

Architectural Committee - 1 DRB

Treasurers Report

229247.10 in checking 151,519.27 in money market account. AT&T is still coming out of Bruce’s Credit Card.

Requested to speak

Rebecca Papajohn requested time to speak. Presented 4 items to consider (attached)- Board discussion and will look at what can be done. Some will require community votes.

Old Business

Curb issues on Mount Mitchell- No report Motion to remove from agenda. All to leave on agenda.

Mulch is washing out of flower beds. PLC suggest creating a trench around the front of the flower bed. Motion to get bids. Dean 2nd Bruce – all passed

Street Maintenance – 1 bid 32,500. We need to get clarification on if the bid still is valid since it exceeded the date written on the bid.

Removal of rental fees for the clubhouse. Tabled until budget discussions.

Clubhouse Maintenance - Still waiting for flower beds, and AC tune up. Prior meeting voted and approved for A1 to do the AC tune up.

Pool Gate needs to be braced so it cannot be forced open without a FOB. Superior has looked, waiting on bid.

Single email address to reach all board members. Dean has not done anything on this. Create a contact via a website contact form.

Written procedure to get bids for work. Pam handed out Jeremy's starting points and suggestions in last meeting. Tabled for more discussion in next meeting. Proposing a 4 month cycle. Lawn Service should start September 1st for bids.

Members prepaying dues for 2025 - discussed last meeting and was determined that they should put the money in separate account until the next year. Need to follow up with HOA manager to see if this was done.

Revise DRB request form to get better information. Motioned to be removed since the main advocate is no longer on the board. Jeremy, 2nd Susan, passed to remove

Clubhouse Committee – no further action on it.

New Business

- a. Pool Resurface – Discussion was around it was actually needed. Eric is supposed to be looking at alternatives or if it is needed.
- b. Main Gate maintenance and Repair. Bolt fell out of one of the arms. David got it fixed temporarily. Jeremy will call CSolutions. Also pass through gates are not working correctly.
- c. Tabled scopes for contracted work until next meeting.
- d. Jim proposed that he put together a paper for the next meeting addressing the Board's values and conduct during our meetings and with each other. Proposed by Jim, 2nd Susan, Passed.
- e. Jim gave a short discussion on a concept for assignment of board members each having an assigned functional area. The areas: Chair, Vice Chair, Secretary Recorder, Communications, Financial, Grounds and Facilities, and Community Activities. He asked if the board wanted him to pursue the concept and report back at the next board meeting. The board approved.
- f. We will leave the pool open another week to make up for the lost week at the beginning of the season. No extra budget is needed.

- g. Discussion of community wide meeting. It will be November 12th at the Church. Jeremy 2nd Dean, all. Need to set budget, and agenda to discuss for our next meeting.

Open discussion

- 1. None

Adjournment

Meeting was adjourned at time by Jeremy Goodrich. The next general meeting will be at 6:00 on 09/17/2024, in the Clubhouse.

Minutes submitted by: Dean Coffman

Approved by: Name