

The Springs at Greenleaf Trails HOA

Meeting Minutes

09/17/2024

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 09/17/2024 in location by Jeremy Goodrich.

Present

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

Absent: All Present

Approval of Agenda

Kim first, David Second The agenda was unanimously approved as distributed.

Approval of Minutes

Bruce first, Kim Second. Passed with changes Jim emailed.

Committee Reports

Community Committee – Potluck next weekend. Lunch Bunch was attended by about 16 people.

Pool Committee – Kathy Stone would like to purchase clearance furniture for the pool. The rails on the pool will be removed on the 18th and the pool fully closed.

Architectural Committee - 1 DRB submitted which was approved.

Treasurers Report

236694.87 in account as of 8/31. About 1500 over budget for the year.

Proposal to reimburse Bruce for the AT&T bills for the clubhouse that has been coming out on his credit card.
1st Kim, 2nd Susan – all approved

Requested to speak

Claude Dill requested to speak. Claude handed out pictures of his yard which showed yard is full of yellow circles and what appears to be uneven cutting of the yard. Dean agreed that this has been a problem for his home as well the last few weeks. David believes that they are mowing too fast causing the mower to bounce and cause the circles. Jeremy will pass the pictures on to PLC.

Old Business

Curb issues on Mount Mitchell- No changes

Mulch is washing out of flower beds. PLC is giving us a bid and it will presented at the next meeting.

Street Maintenance – 1 bid 32,500. Wanted further clarification on if it includes filling the gaps between the asphalt and the concrete where the curb meets the street. Proposal to hold any road work until next spring. 1st Jim, 2nd Susan, passed 4 to 3.

Removal of rental fees for the clubhouse. Tabled until budget discussions. Dean brought up a neighbor bringing up concerns about removing this fee. David gave income numbers from the beginning of the fee which is to go to refreshing the furnishings for the clubhouse. It was also discussed that it was a decision made to help mitigate the cost of the clubhouse on the community by giving some of the burden to those who use it for outside community functions. It was also reiterated that other neighborhoods also charge a fee for this.

Single email address to reach all board members. Dean has not done anything on this. Create a contact via a website contact form. Dean mentioned the advocate for this line item was no longer on the board and proposed it be removed. 1st Kim 2nd Bruce - All

Written procedure to get bids for work. Decided on 3 bids minimum, and start collecting them August 1st. Passed 6-1

Clubhouse Committee – Dean wants to find a community leader before asking for volunteers. Looking at the people who have already been doing some work around the clubhouse.

Pool resurfacing – Eric will look at it when he closes the pool and let us know his recommendation.

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. Getting bids on the walk-through gates. C solutions fixed the main gate and has PSI looking at the pedestrian gate which is not latching properly after being opened.

Scopes for Contracts – No Change. On Lawn scope. David directed Jeremy to get the last scope off the HOA laptop. The OSU recommendations need to be added, as well as spraying cracks for weeds. Pool Scope Jeremy 1st, Dean 2nd - All

Jim handed out document on how to be a good Board member to discuss in our next meeting. (attached)

Discussed concept for assignment of board member and giving them areas of the administration of the community to watch over. Motion to Move forward with this concept 1st Kim 2nd Susan Passed 5-2.

New Business

- a. Need to contact the Church to see about reserving for our annual meeting. Discussed having a template that the prospective board members can use to introduce themselves to the community - Jim will put it together. Discussed how to make the ballot process anonymous this year.

- b. 4 board members are up for replacement. 3 are 2 year appointments, 1 will be for 1 year. The lowest vote received of the top 4 will get the 1 year appointment.

Open discussion

1. Sulfur application from PLC vote to pay amount 1st Jeremy 2nd Jim Passed 5-1 with one abstention. Discussed charge back amounts coming for mulch not used. Also discussed the fall flowers needing to be done. Motion to not much for the fall. 1st David 2nd Dean not passed 5-2.

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