

The Springs at Greenleaf Trails HOA

Meeting Minutes

10/15/2024

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 10/15/2024 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

Bruce first, Susan Second The agenda was approved with a change to consolidate Jim's items into one.

Approval of Minutes

Bruce first, Susam Second.

Committee Reports

Community Committee – about 12 @ last potluck, no count on club w Lunch Bunch. Potluck on the 25th.

Pool Committee – 1 chair and 1 table thrown out. Found covers for furniture 3 for 49.99 each and 1 for 25.64. Replace tables about 175. Would like to purchase benches for the front of the clubhouse. 54.00 each. Also combine the Clubhouse and Pool Committees into 1 comitee.

Architectural Committee - No DRBs

Treasurers Report

214121.22 in account as of 9/30. About 1500 over budget for the year.

Requested to speak

Linda Koebelen requested to speak. Installing a new fence that borders the clubhouse. Due to the way the the fence on the side of the clubhouse (clubhouse fence) it caused her to have to flip the direction that part of the fence was facing. The board did not have an issue. Voted to approve 1st Dean 2nd Bruce. Unanimously. Linda will submit an updated DRB.

Old Business

Curb issues on Mount Mitchell- No changes

Mulch is washing out of flower beds. – no changes

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

Establish Clubhouse meeting. Combine with Pool Committee 1st Jeremy 2nd Susan. All approved

Pool resurfacing – Eric looked and does not believe it needs to be done at this time. Vote to remove from old business. 1st Jeremy 2nd Jim. All

Scopes for Contracts – Add to Landscaping contract

1. Fertilizer should be 34-0-0
2. Number of Mows should remain at 28 per year
3. Equipment must be in Good repair.
4. Weed removal should be done monthly from flower beds both residential and common areas.
5. Mulch added to be 2 times a year once in spring and once in fall. All residential front yard beds and tree rings.
6. Weed control for yards in Feb, May and September. September is Pre-emergent and weed control.
7. Cleanup trash in common areas.
8. Change payments from 12 to 11 to assist in budgeting. And year end closing.
9. Payments should be paid back for services not provided. This will happen in November.
10. Grade A mulch vs Grade A Premium Mulch. Disagreements on which. Voted to specify Grade A mulch
Passed 4-2

Note that the common areas are not represented correctly on the Statement of work. It needs to be done.

Discussed Jim's document on board conduct. Voted to adopt. 1st Jeremy 2nd Jim. Passed 5-1

Covenant Jim handed out will be revised and passed to the next board for adoption.

Community meeting will be on the 19th due to some conflicts. 1st Jeremy 2nd Susan. All

New Business

- a. Special Budget meeting will be held on the 12th at the clubhouse if the meeting is changed to the 19th. This is approved. 1st Bruce, Susan – All
- b. Discussed ballots and voting instructions. Anonymous, Proxy voting. Will talk more in the planning meeting.
- c. Motion to allocate 200 for furniture covers for pool. 1st Dean 2nd Jim. All approved.

Adjournment

Meeting was adjourned at time by Jeremy Goodrich. The next general meeting will be at 7:00 on 11/19/2024, at Lifespring Church.

Minutes submitted by: Dean Coffman

Approved by: Name