

THE SPRINGS AT GREENLEAF TRAILS BOARD MONTHLY MEETING MINUTES

February 22, 2025 3:00PM

Springs at Greenleaf Trails Clubhouse

Members: President Vacant, Vice President Vacant, Secretary Dean Coffman, Treasurer David White, Members at Large Vacant

1. Call to Order
2. Roll Call and Quorum (minimum of 1 member). Dean and David were both present.
3. Elect Chairman Pro Tem

Dean Nominated David for Pro Tem role. David seconded it. unanimous

4. Approval of Agenda

Dean motioned to approve agenda. David Seconded it. Unanimous approval

5. Approve of previous months' minutes

Dean Motioned to approve minutes. David seconded it. Unanimous approval

6. Officer and Committee Reports:

- a. Treasurer Report – David White see attached
- b. Community Activities and Facilities – vacant
- c. Grounds and Gates – vacant

David worked with PSI to fix the pedestrian gates. He is also working with PSI and CSolutions on getting a solution in place about the eye beams and the extra wear and tear on the gates because of the way the gates are operating. 3 options 1 is a center pole to split the eye beams between two sides, the second option is to just open and close both sides in tandem. The last is to not change anything CSolutions are the final say on how they are fixed

- d. Communications – vacant
- e. President to address updates – Vacant

7. Old Business

- a. Two Curb issues on Mount Mitchell Lane. Get Bids for Repairs.
No Change
- b. Mulch washing out of butterfly common area east and west. Discuss with Landscaping
No Change
- c. Covenants For Board Members/Gather Job Description Duties
Tabled.
- d. Discuss violations and process for reporting and resident notifications.
Some work has been done and has a couple of loose ends to be tied up.
- e. Discuss possible community survey.

This will be done in October. No Changes

- f. Plaque to be created with former board member listings.

Tabled

- g. Annual Meeting Date change?

Tabled

- h. Point of Contact information

- i. Vendors for repairs – OK HOA Manager \$30 per hour.

- j. DRB procedures

Process was defined, and is awaiting for a full board to appoint the DRB.

- k. Donation to Church for Annual Meeting. Approved need to mail. This was completed.

- l. Street sealing and crack filling, approved by board 2023.

Tabled

- m. Painting of Front Gate

This has been discussed with CSolutions and they sent their person who usually does these things to give his estimate to do the work. Will update more when we find out.

8. New Business

- a. Accept Resignations of Board Members:

Rebecca Papajohn (President) - Dean motioned to accept resignation 2nd David. Unanimous approval

Kelly Akins (Vice President) - Dean motioned to accept resignation 2nd David. Unanimous approval

Jim Brickman (Member at Large) - Dean motioned to accept resignation 2nd David. Unanimous approval

Susan Yockel (Member at Large) – Dean motioned to accept resignation 2nd David. Unanimous approval

Jeremy Goodrich (members at large) – Dean motioned to accept resignation 2nd David. Unanimous approval

- b. Filling Vacant Board Positions

- i. Read bylaws on vacancies of directors.

- ii. Discussion and fill vacancies.

- 1. Discussion on splitting it into 2 groups. The first being the people who were on the ballot in November. Motion made by Dean to bring Kathy Stone, Glenna Turner, and Claude Dill on the board. David seconded it. Unanimous

- 2. The discussion of filling the 2 remaining vacancies were tabled since the new board members needed time to make a decision on if we need to fill them at this time or not. The group is leaning towards filling them, and soliciting the entire community to apply if interested. Tabled to our special meeting.

- c. Election of Officers

- i. Discussion

We need to fill the position of president or vice president minimally. It was decided to fill the vacant officers. Kathy volunteered to be president. Dean nominated Kathy.

Claude Seconded it. Unanimous For vice president David has offered to fill the position to better position himself to assist others in their new roles. Dean Nominated, 2nd

Claude. Unanimous. David stepped down as treasurer and Glenna Turner was

Nominated by Dean. 2nd by Kathy. Unanimously elected. Dean will remain secretary.

- d. Discuss Special Meeting

- i. David called a special meeting
- ii. It will be 6pm Thursday in the clubhouse the 27
- iii. This meeting will be to bring new board members up to speed on how things work. It will also be used to determine if we want to fill the 2 remaining vacancies on the board and outline how we fill them if we choose to. Lastly any business that cannot wait till the next meeting will be handled.

Open discussion

- 9. Adjourn - The meeting was adjourned at 4:10. 1st Dean, 2nd Claude. Unanimous