

THE SPRINGS AT GREENLEAF TRAILS BOARD MONTHLY MEETING MINUTES

June 17, 2025 6:00PM

Springs at Greenleaf Trails Clubhouse

Members: President Robert Rivera, Vice President David White, Secretary Dean Coffman, Treasurer Glenna Turner, Members at Large – Sandra Harriman, Claude Dill, and Kathy Stone

1. Call to Order David
2. Roll Call and Quorum (minimum of 4 members) Absent Rob and Claude
3. Approval of Agenda 1st Kathy 2nd Sandra - all
4. Approve of previous months' minutes
 - a. Kathy 1st
 - b. Glenna 2nd
 - c. All approved
5. Requests to address board 10 minutes.
 - a. Dusty Treat
 - i. Updated home received letter for violation. Email assessing a fine from HOA Partners. Painted, Removed Trees, and landscaping. Did not submit a DRB.
 1. The assessment was not correct.
 2. The management company appeared to send letters late.
 3. Not the correct code was not referenced.
 4. Fine will be removed.
 - b. Jeremy Goodrich
 - i. Issues with the agenda being late.
 1. Dean has been having trouble getting it out on time due to other issues.
6. Officer and Committee Reports:
 - a. Treasurer Report – Glenna Turner
 - i. 68430.82
 - ii. Will we need to pull money from Money Market to make the rest of the year. Glenna will project.
 - b. Grounds – Rob Rivera and David White
 - c. Maintenance – Claude Dill
 - i. Walkthrough gates in the front complaint. Not working when it rains
 - d. Clubhouse and Pool – Kathy Stone
 - i. Some nonresidents using the pool without the residents were not present.
 - ii. Some Rules not being followed.
 - iii. Clubhouse reservations have gone well, cleaned up sufficiently.
 - e. Community – Sandra Harriman

- i. Welcome packets have been ongoing due to turnover. 2 new still to give.
 - ii. Been working to update the front gate database. Will do another pull.
 - iii. Dean will send out a communication if people want a welcome packet
- f. President – Rob Rivera
 - i. vacant

7. Old Business

- a. Two Curb issues on Mount Mitchell Lane. Get Bids for Repairs.
 - i. Is included in the street sealing bid, but we won't know if it works until they do the street sealing.
- b. Mulch washing out of butterfly common areas east and west. Discuss with Landscaping
 - i. No Update
- c. Discuss violations, fines and process for reporting and resident notifications.
 - i. No update
 - ii. Kathy and Glenna will work on it.
- d. Discuss possible community survey.
 - i. Needs to go out first of August.
 - ii. User Survey monkey.
 - iii. Committee. One or two board members.
 - iv. Sandra and Dean
- e. DRB procedures
 - i. Maybe use the Management company's process?
- f. Update and complete the process that we will use for handling violations.
 - i. Same item as C. Remove this one.
- g. What do we do about snow or ice problems for streets? David will get quotes on doing parts or all parts.
 - i. David will get quote from Lawncare company.
- h. Street Maintenance
 - i. Scheduled for July.
 - ii. We will send out communications when we get an exact date.
 - iii. David and Kathy will check references before signing the contract.
- i. Cleaning Deposit and Clubhouse reservations
 - i. Propose to remove cleaning deposit and amend documents to mention they will be billed for cleaning if necessary. 1st Dean 2nd Glenna Passed 4 to 1
 - ii. Also proposals 2 weeks in advance. Kathy proposes reservations must be made 2 weeks in advance. Sandar 2nd Passed 5-0.

8. New Business

- a. Board Vacancy
 - i. Motion to accept Rob's Resignation. David. 2nd Kathy. Unanimous.
 - ii. Table any replacement to the next meeting. Also, table discussion about presidency till next meeting.
- b. Pool Rail Covers/TV
 - i. Resident requested getting covers for the rails to help with the heat.
 - ii. About 40 dollars
 - iii. Resident offered to pay, so Kathy ordered since they are paying.
 - iv. The Reed's have volunteered to donate a new TV.

1. Dean Recommends setting it up like the one in the clubhouse.
 2. Kathy will have them talk to Dean
 3. Kathy motions to accept, Glenna 2nd Unanimously approved.
- c. Discussion of going out for a new management company.
- i. Not happy with the current company not paying bills on time.
 - ii. Not easy to communicate with them.
 - iii. Put together a committee to explore the possibility.
 1. Glenna, David and Kathy will be on the committee.
- d. Pool Rules
- i. Discussion about residents needing to be present.
 1. Vague about if the resident needs to be an adult.
 2. David Motions to change pool rules that resident must be an adult resident on both places. 2nd Sandra 5-0
 - ii. Discussion of size of guest party.
 1. Will investigate how other communities limit this.
 - iii. Glass being brought to the pool.
 - iv. Do we need to put more direct signage?
 1. Kathy will have recommendations of sign enhancements.
 - v. How do we enforce or patrol?

9. Adjourn to Executive Session 1st Dean 2nd Sandra all.

Next Regular meeting will occur July 15th, 2025, at 6 PM in the clubhouse.