

# **THE SPRINGS AT GREENLEAF TRAILS BOARD MONTHLY MEETING NOTES**

**October 9, 2025 6:00PM to 7:30PM**

**Springs at Greenleaf Trails Clubhouse**

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

1. Call to Order
2. Roll Call and Quorum (minimum of 4 members) all present
3. Approval of Agenda
  - a. Motion to approve Sandra, Glenna 2<sup>nd</sup>
  - b. All approved.
4. Approve of previous months' minutes
  - a. Motion to approve David, 2<sup>nd</sup> Sandra
  - b. Passed 4 to 2.
    - i. Objection to David's vote on the switch of management company. Kathy and Glenna remember his vote differently.
5. Requests to address board 10 minutes total.
  - a. Otto
    - i. Notes redacted due to pending potential legal implications.
6. Officer and Committee Reports:
  - a. Treasurer Report – Glenna Turner
    - i. Balance as of 10/8 \$41,253.42
    - ii. 97 Special assessment received.
  - b. Grounds/President – Kathy Stone
    - i. Weed treatment next Thursday.
    - ii. Biweekly Mowing schedule until temperatures go up.
  - c. Maintenance – Claud Dill
    - i. No maintenance issues have come up.
  - d. Clubhouse and Pool – Kathy Stone
    - i. Pool is closed still.
    - ii. Clubhouse had no rentals since September.
    - iii. Needs passwords for clubhouse access system.
    - iv. David thinks we don't need to be running the pump as much. Kathy will talk to Eric.
  - e. Community– Sandra Harriman
    - i. No new people
    - ii. Printed 12 packets will need to make some corrections so she has marked those.

## 7. Old Business

- a. Discuss violations, fines and process for reporting and resident notifications.
  - i. Nothing will be sent out till we go to the
- b. DRB procedures
  - i. Discussion of transition to the new board and how that can happen.
- c. New Management company
  - i. Transition progress is going well. Moving things over to them. They have received a bunch of new information. They anticipate that everything will go as planned and completely be transitioned on November 1<sup>st</sup>.
  - ii. We have to give Lisa Talley access to VIEW our banking information but not signing privileges.
    - 1. Motion to give Lisa the access and approval to view needed to our banking information. 1<sup>st</sup> Claude 2<sup>nd</sup> Glenna. Passed unanimously.
- d. Other contracts
  - i. Scope of Work Review
    - 1. Clubhouse cleaning
      - a. NO changes needed. Contract is month to month we will retain. NO need to put on next agenda.
    - 2. Pool
      - a. Maybe do some of the daily tasks in the community and only have the maintenance people out once a week. Ask the community if they are interested in Performing some of the tasks.
- e. Budget for Next Year.
  - i. Proposed no increase in dues.
  - ii. Will leave about 16k for reserves on the 2026 year.
  - iii. GLT dues are estimated at 10 percent increase... could be more or less.
  - iv. Motion to accept this budget 1<sup>st</sup> Claud 2<sup>nd</sup> Dean
    - 1. Assumed not raising dues.
    - 2. Approved 5-1 David votes no.
- f. Reinstate clubhouse rental fees.
  - i. update contract.
    - 1. Dean will send the amended form after David's corrections.
  - ii. Notify HOA management company.
    - 1. Will begin November 1<sup>st</sup> when we go to the new HOA management company.
  - iii. Website updates will be done at the same time.
- g. 2025 community meeting
  - i. Board elections
    - 1. So far 3 people have given forms to run.
    - 2. Wants deadline for these forms. Kathy Recommends October 25<sup>th</sup>.
    - 3. Write in are still allowed and nominations can be taken from the floor during the Monthly Meeting.
  - ii. Presentation.
  - iii. Date and time proposals. 11/10/2025 7 pm
- h. future landscaping bids

- i. We need to get a final bid from Featured Landscaping and compare it to CGC. Due by next meeting. We will finalize the decision to keep Feature or go to another company then.
  1. Kathy read emails from our residents in support of the current company.
  2. Motion to accept bid 1<sup>st</sup> Glenna 2<sup>nd</sup> Claude
    - a. Vote 4 yea 2 nay (White and Harriman decented)

8. New Business

- a. Amendment of the tree requirement.
  - i. Feel our yards are too small for a tree in the front yard we need to amend the requirement to allow for only one tree and in cases where the yards are too small to allow a decorative tree to count.
    1. Motion to bring it up for a vote at the annual meeting. – Glenna 2<sup>nd</sup> Sandra passed unanimously.

9. General Q/A Maximum 15 minutes as time permits.

a.

10. Adjourn to Executive Session if needed.

- a. Motion to adjourn
  - i. Glenna motions
  - ii. Claud 2<sup>nd</sup>
  - iii. All in favor to adjourn.

Next Regular meeting will occur November 18th, 2025 at 6 PM in the clubhouse.