

THE SPRINGS AT GREENLEAF TRAILS

December Board Meeting Minutes

December, 10th @ 6:00 pm

Springs at Greenleaf Trails Clubhouse

Members: Kathy Stone, Tom Martin, Glenna Turner, Steve Myers, Diana Cramer, Claud Dill, and Linda Koebelen

1. Call to Order by Kathy Stone, President.
2. Roll Call and Quorum (minimum of 4 members). Kathy Stone, Tom Martin, Glenna Turner, Steve Myers, Diana Cramer, Claud Dill and Linda Koebelen were in attendance.
3. Approval of Agenda (December 10th Meeting Agenda) Claud Dill made motion to approve agenda and Diana Cramer 2nd. All members voted yes. (Yes 7; No 0)
4. Approval of October Board Minutes (November was Annual Meeting) Tom Martin makes a motion to approve the minutes and Linda Koebelen 2nd. All members voted yes. (Yes 7; No)
5. Officer and Committee Reports:
 - a. Treasurer Report – Glenna Turner Reports November 2025 Financials: November 30th Bank Balance \$38,699.52; November Expenses \$1,715.49.
 - b. Grounds – Kathy Stone Reports Final bill with Features Landscaping finalized and paid, bid for 2026 needs to be signed.
 - c. Maintenance – Claude Dill Reporting no repairs. East gate keeps coming open. \$190 for heat and air service with A-1 for the year at the clubhouse. Diana Cramer made a motion to pay the \$190 to A-1. Tom Martin 2nd. All members voted to approve. (Yes 7; No 0)
 - d. Clubhouse and Pool – Kathy Stone reports she now has control over the clubhouse security system which includes thermostat control remotely. \$150 check has been deposited to pay for the edging damaged in front of clubhouse.
 - e. New Home Owners and Welcome Packages – Linda Koebelen New homeowner binders have been updated. 1 new homeowner has moved in.
 - f. Community – Diana Cramer reported she had contacted all volunteer's for all the social activities and everything will be moving forward in January.
 - g. DRB – Glenna Turner no updates from Dean Coffman who is heading up the committee.
6. Old Business:
 - a. New HOA (status of change) Kathy reported 828 is working hard to get portal up and running, everything is good to go with all the finances.
 - b. Violations (update) New HOA will start to send out violation letters.
7. New Business:
 - a. Approval of adding New HOA Management Company 828 Real Estate Owner Lisa Talley to our Operating Account (necessary for handling HOA business). Glenna made the motion to add Lisa to the account. Steve Myers 2nd. All board members voted passing the motion. (Yes 7; No 0)

b. Approval of Board Officers and Member Duties:

1. President – Kathy Stone
2. Vice President, landscaping contract – Tom Martin
3. Secretary – Glenna Turner
4. Treasurer – Steve Myers
5. Maintenance Issues – Claud Dill
6. Directory, fobs, clickers, new welcome packet – Linda Koebelen
7. Volunteer and Events Contact – Diana Cramer

Diana Cramer made the motion to approve Board Officers and Member Duties and Linda Koebelen 2nd. All Board members voted yes to pass the motion. (Yes 7; No 0)

8. Approval to contribute \$250 to Life Springs Church for use for the annual meeting. Claud Dill made the motion to approve the contribution. Glenna Turner 2nd. All board members voted yes to approve the motion. (Yes 7; No 0)
9. Approval to form a finance committee for 2026 and ask for volunteers. Motion to form committee by Tom Martin. Linda Koebelen 2nd. All board members voted to approve the motion. (Yes 7; No 0) Steve Myers and Glenna Turner will form the committee and work on asset list, reserve requirements and 2027 Budget.
10. Approval to Adjourn. Claud Dill makes the motion. Steve Myers 2nd. All members approve to adjourn. (Yes 7; No 0)

(Next Regular meeting will occur January 21st, 2025 @ 6 pm in the clubhouse.)