

THE SPRINGS AT GREENLEAF TRAILS

January Board Meeting Minutes

January 21st 2026 @ 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. 6 pm President Kathy Stone calls the meeting to order.
2. Roll Call and Quorum (minimum of 4 members). Board Members Present: Kathy Stone, Tom Martin, Glenna Turner, Steve Myers, Claud Dill and Linda Koebelen. Board Members Absent: Diana Cramer. Quorum was met with six members present.
3. Approval of Agenda (January 21st 2026 Meeting Agenda). Tom Martin makes a motion to approve the meeting agenda. Linda Koebelen seconds the motion. (Vote: 6 Yes; 0 No).
4. Approval of December Board Minutes. Glenna Turner makes a motion to approve the December Board Meeting Minutes. Claud Dill seconds the motion. (Vote: 6 Yes; 0 No).
5. Officer and Committee Reports:
 - a. Presidents Report – Kathy Stone - Kathy thanks Board for stepping up with Board business after her injury.
 - b. Treasurer Report – Steve Myers – 1/21 Bank Balance \$144,779.04, 12/31 Balance \$73,740.03, December expenses \$7,009.49. Three properties have not paid their special assessment. If payment is not received for the three properties by the end of January, 828 will send a collection letter warning of a potential lien.
 - c. Grounds – Tom Martin/Kathy Stone – Max with Features Landscaping will be getting new contract over tomorrow. Max will be making all the decisions with regards to landscaping. The Board is paying for his expertise, and will defer to him on timing/type of fertilizer and weed killer applications to our lawns.
 - d. Maintenance – Claude Dill – Clock in Clubhouse fell off the wall, men’s toilet was running too much water, men’s shower curtain was down, and flower bed sprinkler was leaking. Claud has taken care of all issues.
 - e. Clubhouse and Pool – Kathy Stone – Pool contract with Eric “Pool Guy” will be the same price as last year, even though he is raising fees for other HOAs. Eric said with the financial issues we have faced recently he would hold our fees the same. Kathy told him how much we appreciate it. 828 failed to tell the Board about a clubhouse rental but Kathy has spoken to 828 about the process and 828 will make sure the Board is notified of rentals in the future.
 - f. Directory, fobs, clickers, new welcome packet – Linda Koebelen – New neighbors from Wisconsin have been contacted. Linda suggested we send out a vendor recommendation list.
 - g. Community – Diana Cramer – Pot Luck will occur the first Saturday of every other month beginning Saturday Feb 7th 11:00 am Marion Fleming and Teri Wade are Leads for activity; Lunch Bunch will occur every other month on the 3rd Friday; Book Club and Coffee group are still on and included on the calendar. Pot Luck and Lunch Bunch dates will be added to the calendar.

- h. DRB – Glenna Turner (for Dean Coffman Committee Lead) – Dean has reported there have been no issues or requests from his committee.
6. Old Business:
- a. Financial review of assets. This is ongoing. Reviewing assets after meeting.
 - b. Status of missing funds from Springs Bank Account. Funds are still missing. First Citizens Bank is setting up a Mediation between First Citizens Bank, HOAs affected and Sheila Hoppis Brown. The mediation will be scheduled in the first two weeks of February. The OU Law Clinic has turned down our case to pursue litigation. They specifically seek Family Law cases. The Board needs legal representation for the Mediation. The Board can attend via zoom. Tom Martin, Steve Myers, Otto Meyers and Glenna Turner are planning to attend. This could be a lengthy process.
7. New Business:
- a. Approval of adding Steve Myers, Treasurer as a signer to the HOA's Armstrong Bank Account. Glenna Turner makes a motion to add Steve as signer on Springs account. Linda Koebelen seconds the motion. (Vote: 6 Yes; 0 No).
 - b. Approval of withholding AT&T automatic payments since account it is in David White's name and the board does not have access to make changes or cancel account. Tom Martin makes a motion to stop payment for AT&T account and set up new account. Steve Myers seconds the motion. (Vote: 6 Yes; 0 No).
 - c. Approval of Board's direction for upcoming mediation between First Citizen's Bank, Sheila Hoppis Brown and HOA's. Claud Dill makes a motion to hire North Carolina Attorney Ryan Adam's to represent the Springs in the upcoming Mediation and to pay him a retainer of \$2,000. The Springs financial obligation will not exceed the \$2,000. Steve Myers seconds the motion. (Vote: 6 Yes; 0 No).
8. Approval to Adjourn Linda Koebelen makes a motion to adjourn. Claud Dill seconds the motion. (Vote: 6 Yes; 0 No).

(Next Regular meeting will occur February 18th, 2026 @ 6 pm in the clubhouse.)