

THE SPRINGS AT GREENLEAF TRAILS

February Board Meeting Agenda

February 18st 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. Kathy Stone, President calls the meeting to order at 6 pm.
2. Roll Call and Quorum (minimum of 4 members). Present for the meeting are Kathy Stone, Tom Martin, Glenna Turner, Steve Myers, Diana Cramer, Claud Dill and Linda Koebelen meeting quorum.
3. Approval of Agenda (February 18st 2026 Meeting Agenda). Tom Martin makes a motion to approve meeting agenda. Claud Dill seconds the motion. (Vote: 7 Yes; 0 No).
4. Approval of January Board Meeting Minutes. Diana Cramer makes a motion to approve the January Board Meeting Minutes. Linda Koebelen seconds the motion. (Vote: 7 Yes; 0 No).
5. Officer and Committee Reports:
 - a. Presidents Report – Kathy Stone reports entrance gate has been open since Friday. We received a bid of \$435. This repair will be paid by Greenleaf Trails HOA (management company CSolutions), who are responsible for the gate. The repair will be schedule soon. Kathy asked CSolutions about the rumor that Greenleaf Trails would be electing a board soon and would be taking over management of the Greenleaf Trails HOA. CSolutions indicated that it would another 5 years before we see board elections at Greenleaf Trails. All current agreements we have with them will continue when they elect a board.
 - b. Treasurer Report – Steve Myers reports that we are in balance with 828 Real Estate on bank statements, resident dues etc. Steve sent out late notices to residents that have unpaid balances. There are three properties that have not paid the \$300 special assessment. We collected \$129,376 in January and expensed \$15,590. We are currently projecting a \$61,302 reserve balance for the end of the year.
 - c. Grounds – Tom Martin reports that he met with Max with Features Landscaping on Friday getting ready for upcoming mowing season. Features spraying lawns now. Tom will be keeping records on services and dates received as we go through the summer. Features will send out extra services that residents can request at their own expense.
 - d. Maintenance – Claude Dill reports the following maintenance issues:
2/7/2026 Notified that the front drive through gate was squeaking loudly as it opened and closed. This was bothering residents in the area. Claud temporarily oiled the gates. Greenleaf Trails maintenance personnel will need to grease the gates to complete the maintenance.
2/9/2026 Notified of the back walk-through gate was not locking. Claud called Greenleaf Trails HOA management company for maintenance. The company told Claud they were only responsible for the front gate. Claud informed them of the maintenance needed on the front gate. Claud indicated, that the lower hinge on the west gate was either severely worn, or broken. They said they would send a maintenance person, and he would check it out. Claud

asked to have maintenance people contact him when they went to the gate and Claud would meet them there.

2/12/2026 The east walkthrough gate at the front entrance was not closing and was oiled until the maintenance people can grease it. The gate is now closing. Claud will notify Greenleaf Trails of the needed maintenance on this gate. Notified that outside handle to rear walk-through gate was loose and Claud tightened it. Notified by three people that their entry codes did not work on the west front walk-through gate. Information passed on to Greenleaf Trails.

2/13/2026 The Greenleaf Trails maintenance man was at the front gates. Claud spoke with him and pointed out all the problems with the drive-through gate and walk-through gates. Workman stated drive through gates must be left open until they could be repaired. It was unsafe to use them. Repairman would investigate who was responsible for the cost of the repairs. Claud later called Greenleaf Trails to follow-up, but his call had not been returned.

2/14/2026 Checked the front gates. The drive through gates were still not working but the keypad on the west walk-through gate was working.

2/16/2026 Claud reported adjusting the back walk-through gate and it will now lock when closed.

- e. Clubhouse and Pool – Kathy Stone reported that we have a donated drip system for plants at the pool. Linda Koebelen and Kathy Stone bought and donated pots. Now looking for plants. No rentals in the last month. Bookcase moved to exercise room to make more room for potluck dinners. Attendance is up.
- f. Directory, fobs, clickers, new welcome packet – Linda Koebelen List of rules included in CC&R's and the most common rules violated will be mailed out to residents.
- g. Community – Diana Cramer Next Pot Luck will be in April date to be determined since normal week is Easter. Check calendar on website. Committee is tossing around a possible St. Patrick's Day Meal possibly. Lunch Bunch is back in form. Birthday Luncheons are back in form. Participation at events are growing.
- h. DRB – Diana Cramer (for Dean Coffman Committee Lead) One DRB request for painting trim the same color. DRB Committee approved.

6. Old Business:

- a. Financial review of assets. Asset list has been made. Pictures will be taken soon.
- b. Status of missing funds from Springs Bank Account. A lawyer is hired. Ryan Adam's is representing the Springs in the upcoming mediation with the bank. A date has not been set yet.
- c. Status of AT&T account. Account is in the Springs name with Kathy Stone and 828 Real Estate having access to make changes. All information is in the President's Notebook. We are turning phone line off during the winter. This is a normal practice for clubhouse pools. Instead of paying for WiFi we are looking into getting a hot spot. This would be a cheaper option. Tom Martin will be checking on different options available. All the clubhouses are doing this now. Diana Cramer makes a motion to make these changes. Tom Martin seconds the motion. (Vote: 7 Yes; 0 No).

7. New Business:

- a. Discussion on pre-payment option for HOA Dues. Tabled until next meeting.
- b. Establish committee to review CC&Rs that need updating. Diana Cramer and Linda Koebelen will lead the charge and will recruit a couple of residents to help.
- c. Discuss having Treasurer, Steve Myers send out late notices with software he already has. Steve sent out late notices. Do we want to begin posting financials quarterly on website? Diana

Cramer makes a motion to have Steve Myer send late notices and post quarterly financials on the website. Linda Koebelen seconds the motion. (Vote: 7 Yes; 0 No).

- d. Pool signs for upcoming season. Reviewed old Pool signs. Picked appropriate sign for pool. Kathy Stone make a motion to approve signs. Claud Dill seconds the motion. (Vote: 7 Yes; 0 No).

- 8. Approval to Adjourn. Claud Dill makes a motion to adjourn. Linda Koebelen seconds the motion. (Vote: 7 Yes; 0 No).

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