

# THE SPRINGS AT GREENLEAF TRAILS

## March Board Meeting Minutes

March 18<sup>th</sup> 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 meeting are Kathy Stone, Tom Martin, Glenna Turner, Steve Myers, Diana Cramer, Claud Dill and Linda Koebelen meeting quorum.
3. Approval of Agenda (March 18th 2026 Meeting Agenda). Diana Cramer makes a motion to approve the March Meeting Agenda. Linda Koebelen seconds the motion. (Vote: 7 Yes; 0 No).
4. Approval of February Board Meeting Minutes. Claud Dill makes a motion to approve the February Board Meeting Minutes. Glenna Turner seconds the motion. (Vote: 7 Yes; 0 No).
5. Officer and Committee Reports:
  - a. Presidents Report – Kathy Stone reports everything going well. Discussion about letter from Janice Green on facebook. Kathy Stone reads her letter in response to that post.
  - b. Treasurer Report – Steve Myers  
February Expenses \$15,867.13  
Bank Balance 3/18/2026 \$172,628  
3 HOA Members have not paid their 2026 Dues. 1 HOA Member has not paid \$300 special assessment from last summer.
  - c. Grounds – Tom Martin submits resignation letter as Vice President, but remains on the Board as a Member at Large. Board accepts resignation. Mowing season has began. No issues at this time. HOA Members can contact Features Landscaping for additional services to be paid by the HOA Member.
  - d. Maintenance – Claude Dill:  
**February 21, 2026.** Greenleaf Trails sent maintenance out and he repaired the broken hinge on the west drive through gate.  
**February 23, 2026.** Received a report that the east walk-through gate at the front entrance at times isn't closing. I checked the gate and the closing mechanism on this gate will not close the gate when there is a north breeze or wind. The closing mechanism appears to be too weak when there is a north wind. This has been reported to the Greenleaf trails HOA management.  
**March 7, 2026.** Report that the east front walk-through gate, at the entrance, wouldn't lock when closed. I worked with the locking mechanism, lubed it and it will now lock, most of the time. It will be reported to maintenance.  
**March 11, 2026.** I reported the problems with the east walk-through gate to the Greenleaf Trails HOA management company. After notifying Greenleaf Trails HOA I checked the gate and it was open. Closed it and shook it to make sure it locked. The gate came open. The gate will open when shook without using a code. Notified Greenleaf Trails HOA of this development.

**March 16, 2026.** Received a call that the east walk-through gate is open again and that it will not remain locked when closed. I checked the gate and it will not close and remain locked. The gate will vibrate open in a strong wind like we had on Sunday and Monday. I zip-tied the gate closed until Greenleaf Trails HOA can send maintenance to make the needed repairs. They were notified of this gate's problems on March 11<sup>th</sup>.

Also was notified that Steve Myers' fence had blown down. Checked the fence and it is not the perimeter fence which is Greenleaf Trails responsibility. David White negotiated what Greenleaf Trails HOA was responsible for and it is the upkeep and repairs of front gates and the decorative fence around the front of the springs. I consulted with David White to review what was negotiated.

Monday 16<sup>th</sup> Found the east front walk-through gate open several times. I zip-tied the gate closed. Checked back later and found the tie broken and zip-tied the gate again. Later found the 2<sup>nd</sup> tie broke. I then chain locked the gate closed until it can be repaired.

As of today March 18<sup>th</sup> the east front walk-through gate has not been repaired and is still padlocked.

e. Clubhouse and Pool – Kathy Stone

Pool is still closed. We had a great St. Patrick's Day event last Sunday. One rental for the clubhouse from an outside book club.

f. Directory, fobs, clickers, new welcome packet – Linda Koebelen

All good nothing outstanding.

g. Community – Diana Cramer

Pot Luck Scheduled for April 11<sup>th</sup>. Marion will be unable to help as she will be gone, but Teri will be available and has asked for some help with setup, maybe the Friday before.

Lunch Bunch Julie West has been contacted. She said that they were having the luncheons every other month, but no dates have been sent to Linda for the calendar for April and months out.

Pool Committee no one has stepped up as lead. Will be sending out something the end of March for pot planting helpers.

h. DRB – Diana Cramer (for Dean Coffman Committee Lead)

DRB Committee have received and approved four (4)

Neil Hamilton on putting coating down on his porch.

Don Stone installing patio screens.

Tim Knighton replacing siding on house and repainting.

Steve Myers downed fence repair.

6. Old Business:

- a. Financial review of assets (Steve & Glenna). Steve has it 90% finished. Glenna has taken pictures of our inside asset, will get pictures of the outside assets when pool opens.
- b. Status of missing funds from Springs Bank Account. May 7<sup>th</sup> date set for remediation with the bank. Board Officers will be attending Zoom Meeting.
- c. Status of changing clubhouse WIFI to Hot Spot. Couple of options A50 \$50 (older technology) and A70 \$209 (newer technology). Don Stone will be checking capability with AT&T. Kathy to report back.
- d. Discussion on pre-payment option for HOA Dues. The board is not going to allow pre-payments. This will increase our fees to the HOA Management Company 828 Real Estate.

- e. CC&Rs review for updating. Committee working on their review. Re-wording a couple of CC&R's and then will present to the board prior to next meeting. Official vote should take place next meeting.
7. New Business:
- a. School buses and how they might be affecting our streets. Because our streets are deteriorating there is a suggestion to stop school buses outside the gate. Kathy to speak with with Norman Schools about potentially not allowing them beyond the gate. We have three buses driving through twice a day when school is in session.
  - b. Larger NO SOLICITATION sign at front entrance. Tom Martin to check on cost for new signs. We are still having issues with individuals solicitating beyond the gate and are not respectful when told to leave.
  - c. Street repair options replacement vs sealing for reserve plan. Sealing our streets estimated at up to \$55,000. Claud Dill will check on updating bids from last year and will get a fresh assessment on condition.
8. Approval to Adjourn. Steve Myers makes a motion to adjourn. Tom Martin seconds the motion. (Vote: 7 Yes; 0 No)

(Next Regular meeting will occur April 15th, 2026 @ 6 pm @ clubhouse.)