

ANNUAL MEETING MINUTES

Greenleaf Lakes Homeowners Association, Inc.

Annual Meeting | August 19, 2019 | 6:30 PM | CROSSWATER HALL (SPLASH PARK)

Board Members

Daniel Pasky | Chris Mieckowski | Luke Buntz

	Item:
CALL TO ORDER	Meeting called to order at 6:32 PM
ESTABLISH QUORUM	No Quorum was established
PROOF OF NOTICE	Notice was sent out to homeowners – 14 day notice in accordance with state law
BOARD MEMBERS PRESENT	Daniel Pasky, Luke Buntz & Chris Miechowski were all present
MANAGEMENT PRESENT	Matthew Ciupak & Blaine Anderson
ELECTION	Since a quorum was not established, Board Members will remain in place for 2019-2020
HOMEOWNERS PRESENT	8 Homeowners present and another 10 by Proxy
INTRODUCTIONS	Board introduced themselves to homeowners along with management represented.
APPROVAL OF MINUTES	<ul style="list-style-type: none">• Motion to approve 03/11/2019 board minutes by Daniel, Chris 2nd, passed 3-0
ANNUAL SUMMARY REVIEW	<ul style="list-style-type: none">• Reviewed the 2019 Annual Summary and the highlights- As of July 2018, the total asset value of the HOA was \$89,669 with 3 homeowners outstanding. As of July 2019, the total asset value of the HOA was \$66,625.• Of the 3 homeowners outstanding: One homeowner outstanding for 2017, 2018, 2019 Assessments under HOA foreclosure.

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Two homeowners outstanding for just 2019 Assessments- liens filed one will be under HOA foreclosure and one is currently under mortgage foreclosure.

- Holiday decorations were done by volunteers in the neighborhood.
- Doody Daddy contracted to pick up the dog stations once a week but recently changed to twice a week starting in August 2019. Bags included.
- Playground flooding issue fixed in March 2019, all new playground mulch installed.
- Landscape lighting fixed at Wild Elm Entrance.
- Since June 2018, 17 fences, 7 pools, and 8 screen enclosures/sunrooms were approved by the HOA.
- Since June 2018, 21 homeowners have sold their house to new homeowners.

2020 BUDGET

- No major changes to the 2020 budget from the 2019. The association's dues will remain the same for 2020. Chris motions to approve, Dan 2nd – 3-0.

OPEN FORUM

- Holiday lights budget and volunteers- The board agreed to look into hiring a 3rd party to install lights with the assistance of volunteers to not exceed \$5000, based on a motion by Chris, seconded by Luke, passed 3-0.
- Fall Garage sale date

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- Landscape to the entrance
- ARC request for privacy shield inside pool/screen enclosure at a home on Spring Park, the board discussed and a motion to approve was made by Chris, seconded by Luke, passed 3-0.

ADJOURNMENT

Meeting adjourned at 7:16PM