

ANNUAL MEETING MINUTES

Greenleaf Lakes Homeowners Association, Inc.

Annual Meeting | August 9, 2020 | 6:30 PM | CROSSWATER HALL (SPLASH PARK)

Board Members

Daniel Pasky | Chris Mieczkowski | Luke Buntz(via teleconference)

Item:

CALL TO ORDER	Meeting called to order at 6:30 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 (via teleconference around 645pm) & Chris Mieczkowski were all present
MANAGEMENT PRESENT	Matthew Ciupak
ELECTION	Since a quorum was not established, Board Members will remain in place for 2020-2021
HOMEOWNERS PRESENT	6 Homeowners present and another 5 by Proxy
INTRODUCTIONS	Board introduced themselves to homeowners along with management represented.
APPROVAL OF MINUTES	<ul style="list-style-type: none">• Motion to approve 08/19/2020 board minutes by Daniel, Chris 2nd, passed 2-0
ANNUAL SUMMARY REVIEW	<ul style="list-style-type: none">• Reviewed the 2020 Annual Summary and the highlights- As of August 9, 2020, the total asset value of the HOA was \$96,380 with 3 homeowners outstanding. As of July 2019, the total asset value of the HOA was \$66,625.• Of the 3 homeowners outstanding:

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One homeowner outstanding for 2019 and 2020

Assessments under HOA foreclosure.

One homeowner owes less than \$30 in ancillary fees such as interest and collection fees.

One homeowner has been outstanding since 2017 dues but is with a payment plan with the collection attorney but will be paid in full by the end of 2020

- Holiday decorations were done by a third party company and will be done again for 2020. However a homeowner would like more to be done at the Wild Elm entrance. A motion was made by Chris, seconded by Dan and passed 3-0 to do this but not to exceed \$7,000 for the total project (both entrances and park) passed 2-0
- Fall garage sale set for Oct 10, 2020
- Garbage can enclosures are allowed to be 4 feet tan vinyl but not pass the halfway point on the house unless a variance is approved by the board based on a motion by Dan, seconded by Chris passed 2-0

2020 BUDGET

- No major changes to the 2021 budget from the 2020. The association's dues will remain the same for 2021. Dan motions to approve, Chris 2nd passed 2-0.

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OPEN FORUM

- Wild Elm entrance- the crepe myrtle will stay on one side of the entrance and not get removed or one installed in the opposite entrance.
- Please don't park in the street for the courtesy of your neighbors.
- Dan discussed a town hall meeting to discuss possible builder defects. More information to come soon.
- ARC Submission for a Pool "Casita"- After lengthy discussion with the board and all members present it was denied based on motion from Chris, seconded by Luke, passed 2-1. (Dan voted to approve it)

ADJOURNMENT

Meeting adjourned at 7:16PM based on a motion from Dan, seconded by Chris, passed 3-0.