

ANNUAL MEETING MINUTES

Greenleaf Lakes Homeowners Association, Inc.

Annual Meeting | September 8, 2021 | 6:30 PM | CROSSWATER HALL (SPLASH PARK)

Board Members

Daniel Pasky | Chris Mieckowski | Luke Buntz

Item:

CALL TO ORDER	Meeting called to order at 6:30 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, & Chris Mieckowski were present
MANAGEMENT PRESENT	Matthew Ciupak
ELECTION	Since there were only three owners who put their names in for the board and three spots available, even though there wasn't a quorum, Trevor Caldwell was elected via acclamation and a motion from Dan, seconded by Chris, passed 2-0. Dan- President, Chris- VP, and Trevor- Sec/Treas.
HOMEOWNERS PRESENT	12 Homeowners present and another 14 by Proxy
INTRODUCTIONS	Board introduced themselves to homeowners along with management represented.
APPROVAL OF MINUTES	<ul style="list-style-type: none">Motion to approve 08/9/2020 board minutes by Daniel, Chris 2nd, passed 2-0
ANNUAL SUMMARY REVIEW	<ul style="list-style-type: none">Reviewed the 2021 Annual Summary and the highlights- As of August 31, 2021, the total asset value of the HOA was \$98,874 with 0 homeowners outstanding. As of August 2020, the total asset value of the HOA was \$96,380 with 3 homeowners outstanding.

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- Holiday decorations were done by a third party company and will be done again for 2021.
- Doody Daddy continues to be contracted to pick up the dog stations once a twice a week with bags included.
- Entire property was mulched in October 2020, will need to be done again this Fall.
- All common area sidewalks were pressure washed in November 2020.
- Since September 1, 2020, 11 fences, 12 pools, and 6 screen enclosures were approved by the HOA.
- Since September 15, 2020, 25 homeowners have sold their house to new homeowners. This is about the yearly average for your neighborhood.

LANDSCAPE CONTRACT

- Trevor made a motion to accept Trimac's proposal as presented, seconded by Dan, passed 3-0. Please note, three additional proposals were solicited. (Onshore, Kohen, and TLC)

2022 BUDGET

- No major changes to the 2022 budget from the 2021. The association's dues will remain the same for 2022, \$453 due Jan 1, 2022. Dan motions to approve, Chris 2nd passed 3-0.

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OPEN FORUM

- Treatment for fire ants at playground/open field- Trevor mentioned to make sure this treatment was included with the new landscapers.
- 197 Greenleaf Lakes Ave Back yard enhancement- Spa, Pergola, Outdoor kitchen and tv, Sitting wall, pavers- Board felt like it was within the scope of the ARC and would be approved as long as they install a 6 foot vinyl fence. Homeowners agreed and would submit for this.
- Landscape Enhancement- Chris made a motion to allow a maximum of \$10,000 for landscape enhancements at both entrances via a bid process, seconded by Trevor, passed 3-0

ADJOURNMENT

Meeting adjourned at 7:10PM based on a motion from Dan, seconded by Chris, passed 3-0.