

Greenleaf Village Homeowners Association, Inc.
Board Meeting Minutes

August 15, 2017 6:00 PM

Board Members: James Cook, Sandra Butler, Kagin DiBella

I. Call to order:

Meeting called to order at 6:00 PM (Small Meeting Room, Welcome Center).

II. Establish Quorum: Quorum of the board was established

III. Proof Of Notice:

Notification of meeting in compliance; notice posted on message board at least 48 hours in advance.

IV. Board Members Present: James Cook and Sandra Butler

V. Management Present: Matt Ciupak, BCM Services

VI. Homeowners Present: 3 Homeowners Present

VII. Review/ Approve Minutes

Jim made a motion to approve 03/07/17 Annual Meeting minutes. Second by Sandra, Approved 2-0.

VIII. Committee Reports:

Financial:

- 2 Homeowners are delinquent on their dues.(One for 2017 and one for 2016 and 2017) Sandra made a motion to send the outstanding homeowner for 2017 only to legal to begin foreclosing on the property for non-payment of dues, seconded by Jim, passed 2-0. Other owner who is delinquent for 2016 & 2017 dues, foreclosure started earlier this year.

2018 Budget:

- The 2018 budget draft was reviewed. Sandra made a motion to increase the annual dues for each owner by \$10 per year bringing the new dues to \$250 per year to start building equity for a repair/replacement fund. Jim seconded the motion, passed 2-0.
- The 2018 budget was passed 2-0 with this change by a motion made from Jim, seconded by Sandra

Off Duty Police Report:

- The board would like management to pass on new hours they would like to see the off duty police officer work with a focus on speeding and under age golf cart drivers.

IX. 2017 Annual Meeting Date:

The 2017 Annual meeting is tentatively set for November 6, 2017 at 7PM at Crosswater Hall.

X. Neighborhood Garage Sale:

Neighborhood Garage sale is set for September 16, 2017 from 8AM- Last patron leaves.

XI. Open Forum:

- a) Yard of the Month program was discussed. A homeowner volunteered to head the committee and will find volunteers and establish a criteria. Will report back to the board.
- b) A letter was sent to the board with two violations on Cross Ridge (Christmas Lights and Playground). Management and the board will review.

XII. Adjournment

There being no other business, Meeting adjourned at 6:45 PM.