

Greenleaf Village Homeowners Association, Inc.

Board Meeting Minutes | July 25, 2019 6:00PM

Board Members: James Cook | Sandra Butler | Kagin DiBella

	Item:
CALL TO ORDER	Meeting called to order at 6:00 PM (Small Meeting RM – Welcome Center)
ESTABLISH QUORUM	Quorum of the board established with all in attendance.
PROOF OF NOTICE	Notification of meeting in compliance; notice posted on message board at least 48 hours in advance (July 18 th , 2019.)
BOARD MEMBERS PRESENT	James Cook, Sandra Butler, Kagin DiBella
MANAGEMENT PRESENT	Matt Ciupak, BCM Services, Inc.
REVIEW/APPROVE MINUTES	Jim made a motion to approve the 2018 Annual Meeting minutes. Second by Kagin, Approved 3 – 0.
NEW BUSINESS	
HOWLAND RETENTION POND	A homeowner wasn't pleased with the type of "No Swimming" Signs installed at the Howland Retention pond per the requirement of the HOA's insurance company. After some discussion, Sandra made a motion to install 4x4 decorative wood deck post and stainless steel hardware to all signs facing the homeowner's lots, seconded by Jim, passed 3-0.
NEIGHBOR DOG ISSUE (WINDSTONE LANE)	A homeowner is having an issue with their neighbor's dog (jumping on the fence, aggressive behavior towards their dogs, etc) and presented their case to the board. The board agreed one director will go and visit this homeowner's property to witness the neighbor's dog's behavior, and Matthew and Jim will contact the neighbor in question, visit with them, and all will report back to the board for further action if needed.
HOMEOWNER FENCE(CARLSON COURT)	A homeowner along a side street (corner property) installed a 6 foot white vinyl fence inside the 10 foot side set back line presented a request for a variance to keep the fence at its current position. The homeowner's parents presented the variance as the homeowner was out of town. The board stated they cannot approve this variance as the HOA has denied variances in the past (reflected in previous minutes) and even made homeowners move fences that encroached into the corner/side 10 foot setback that were installed AFTER the HOA was turned over to the board of directors made up of homeowners . Jim made a motion to deny the presented variance, seconded by Sandra, passed 3-0.

CAMP GLADIATOR (VICTORIA PARK)	Sandra made a motion to discontinue allowing Camp Gladiator to use Victoria Park to hold their classes, seconded by Kagin, passed 2-1 (Jim) Jim will instruct Camp Gladiator they are no longer allowed to use the HOA park.
NEIGHBORHOOD GARAGE SALE DATE	The Board set the tentative Fall community garage sale date for October 12, 2019.
2020 BUDGET	Matthew presented the budget and Jim made a motion to accept the budget as presented, seconded by Kagin, passed 3-0 \$250 dues per year(same as 2019) January 1, 2020 remains as the due date
2019 ANNUAL MEETING DATE	Tentatively set for the week of November 18, 2019 at 6pm based on Crosswater Hall availability with the CDD.
OPEN FORUM	<p>Matthew will have the handyman pick up trash quarterly in the retention pond on Howland for a maximum of \$300 per quarter.</p> <p>The Board would like for the Off Duty SJC officer to start patrolling twice a week again starting at 5:30/6pm during the week only. Matthew will contact the officer assigned to Greenleaf Village to discuss.</p> <p>A homeowner would like for the parents of small children to watch them when they play close to the street or sidewalks. "Not only should it be the driver of the automobile to watch out for kids but the parents of said kids should also watch out for them when playing near the road."</p>
ADJOURNMENT	There being no other business, Meeting adjourned at 7:20 P.M
