



GREENLEAF SUBDIVISION

September 2024

HOA Meeting Minutes

HOA Board September Meeting Minutes

Meeting was called to order at 6:03 PM

Board members attending were Diane LaBorde, Juanita Butcher, Jacob Auzenne

Also in attendance: Marcelle Clement w/ Magnolia and Jerry Ford sat in about ½ the meeting

Updates from the meeting:

- Minutes from the previous meeting were accepted
- Marcelle provided the meeting agenda and September Financial report
- Monies received year to date are negative versus budget. This is largely due to \$25,000 in dues and assessments which includes the current last quarter dues. Demand letters and judgment are being issued. We ask that everyone try to get current even if it involves setting up a payment plan with Magnolia Management. Also, instead of getting upset with Magnolia Management, please ask your neighbors if they are paying their dues and if not, why? We all need to do our part to cover the costs at Greenleaf. Below is a status overview:
 - A- Collection notices go out twice monthly
 - B- When July invoices went out – 36 households still had not paid
 - C- Two judgements have been issued
 - D- There are four liens currently and four more to be issued in November
 - E- We encourage everyone to please pay their HOA fees on time. If you do not know how to pay the fees, you can find an easy outlet for paying HOA fees on the Greenleaf Website or contact Magnolia Management for help.
- Pool gates extensions still have not been installed – **payment is being held up** until the contractor completes the project. Marcelle to contact the contractor on this project.
- Pool Area Parking – putting up some type of barrier (signs or boulders) **tabled until the Spring**
- The bridge lights - **we have tabled this until the Spring**
- Pond Management company will be **Terminated**. They were not meeting our needs. Marcelle to contact Prime Time to see if they can get the pond cleaned out. She will also contact Fletcher Electric to see if they can get the pond fountain up and running.
- Notices were posted on the website regarding folks dropping off and picking up kids now that school is back in session – **Everyone has been doing a much better job – thank you!!** Please continue to have the front of your car behind the Greenleaf wall to allow for neighbors to safely exit or enter Dunsun road.
- Magnolia Management is getting quotes from all three Waste companies that currently pick up trash in Greenleaf. We are trying to get one of them to give us the lowest price to go to one company and try to eliminate the severe damage in our roads we are currently experiencing. Only two have responded. **This is an ongoing effort.**
- Next meeting is set for October 28, 2024 at 6:00pm.

General Reminders

- Please make sure that you are a member on the Facebook group for our neighborhood as important information is also posted there from time to time.
- Please remember that there is NO PARKING OF ANY KIND in the alley by the pool facility.
- **PLEASE DO NOT GIVE THE POOL GATE CODE TO ANYONE.** We have a private pool for the convenience of our neighbors. Pool users must have the HOA issued pool pass if they are inside the gates until new system is in place. The pool will be closing on November 1st for the winter.

- The lifesaving ring and pool net have been placed in their proper area. Please note they are not to be used for toys. If you must use the net, please handle properly and replace it back in its area on the fence.
- Pet owners – **Please remember that your pet must be on a leash unless inside of your personal fenced in property.** If walking down the road or in an unfenced yard, they must be leashed and poop picked up.
- Please utilize the Greenleaf website to review the meeting minutes and important documents.

IMPORTANT NOTICE: Please remember that the pool is a group responsibility. If you see trash, please pick it up. Also, if you see anyone whom you don't think belongs at OUR pool, everyone has a right to ask for the pool pass. If they don't have one, then more than likely they don't belong there. It is everyone's job. Neighbors helping neighbors.

Greenleaf HOA Board of Directors

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