

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION
MEETING OCTOBER 3, 2018 – 6:30 PM - GREYSTONE CLUBHOUSE**

MINUTES

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by President Deanna Leslie, at 6:30 pm, at the Greystone Clubhouse.

ROLL CALL

Present: President: Deanna Leslie, Treasurer: Gregory Cobb (via tele conference) & Secretary: June Pack, Member at Large Steven Queen & Member at Large: Ray Paslowski.

Absent: Vice President: Vacant

Also present was Raymond Melero; Association Manager and acting as Recording Secretary.

HOMEOWNERS FORUM

Chris Clenney of 506 Avenue Magdalena - Homeowner attending meeting to appeal violation. Homeowner had a question about stray cats and what the association can do about the cats. Homeowner inquired about having a "Children at play sign" for the community.

Ken & Anita Palos of 425 Arroyo Del Mar; Homeowner inquiring about the wrought iron replacement project. Manager will look into and get back to the Board of project. Homeowner questioned the parking issues and inquired about guest parking.

APPROVAL OF MINUTES

Greg made a motion to approve the August 1, 2018 meeting minutes June seconded. Motion was approved.

Greg made a motion to approve the September 5, 2018 meeting minutes. Ray seconded motion was approved.

TREASURER'S REPORT

Treasurer to report the following for month ending **AUGUST 2018**:

Beginning Balance Operating	\$110,827.41
Cash Receipts	\$20,691.74
Cash Disbursements	(\$17,480.82)
Other (Transfer/Misc Income)	\$0.00
Operating Cash Balance	\$114,044.33

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Beginning Balance Savings	\$507,929.55
Cash Receipts	0.00
Disbursements	(\$18,612.99)
Other (Transfer/Misc./Reserve Contribution)	\$6,380.28
Interest	\$4.83
Savings Account Balance	\$495,701.67
Budgeted Reserve Liabilities	(\$495,701.67)
Reserve Account Overage/Shortage	(0.00)

June made a motion to approve the August financial report provided by Treasurer Greg, Greg seconded the motion,

COMMITTEE REPORTS

Architectural

1. No items requiring attention at this time.

Landscape

Steve made a motion to approve 11 tree trimmings out of the 18 tree proposed by Brightview in the amount of \$7,704. The approved amount is \$5,084, June seconded and the motion was approved.

Steve mentioned at the meeting that the amount of trees within the community have been rather sparse and is asking for a recommendation from the arborists as to which trees would be adequate for the "lot size" for the community. No further action was taken by the Board.

Pool/Spa/Clubhouse

It was reported to management that the last rental of the clubhouse; three items were damaged. The residents deposit will be forfeited and billed back for any excessive amounts that the damage to the clubhouse and the association's property. A motion was made by Greg and seconded by Ray.

The Board reviewed the additional proposals for the replacement of the timer for the spa jets. The Board requested that management go back to Camarillo Pool Services and request a proposal based on their personal findings rather than going based off the scope of work from AAA Pool Maintenance & Suncrest Pool Service.

RV Lot

The Board reviewed the delinquency report for the RV lot fees, no action taken at this time.

Parking & Security Patrol

No action taken or required at this time.

MANAGER'S REPORT

Repair & Maintenance Log provided to Board for review.

The Board reviewed the letter to Clay Security, no action needed at this time. As of October 3rd, no response has been received by the contractor. The Board has voided the payment for the final invoice for the training and cable to connect to the proximity reader for the pool fob keys.

Greg provided an update on the gate. All gates; vehicle and pedestrian will be updated. Once the project is completed, residents will have the ability to open the gates via a Bluetooth application. Greg mentioned that the old Fob keys will be obsolete and a letter will be sent to the community when the general gate code will be scheduled to stop working. Residents will be issued their personalized "code" to gain access in to the community that will tie in to each residence/address.

DELINQUENCY REPORT

The Board reviewed the delinquency report; however no action was required at this time.

VIOLATIONS

Appeals – Letters will be sent accordingly to the homeowners that have submitted a letter of appeal; addresses and Boards decisions are as follows;

506 Avenida Magdalena – Homeowner attended meeting to appeal the violation, the homeowner mentioned that the patch of grass is in the front lawn due to a tree being removed which was approved by the architectural committee.

OLD BUSINESS

The discussion of the painting of the curbs was tabled due to being unable to locate a non-profit organization that is willing to paint the curbs for the association.

NEW BUSINESS

The Board requested proposals to update the CC&R's and By-Laws. The Board is looking to possibly include a rental restriction within the governing documents.

The Board requested that the installation of speed bumps be in the November agenda for review and discussion by the Board.

Ray mentioned that the exhaust fans in the men's restroom may possibly be wired improperly and requested an electrician go out to investigate and address accordingly.

Greg made a motion to approve the 2018 FYE Audit provided by Moskowitz CPA, June seconded. The last page will not be included due to the CPA attempting to perform a reserve study preparer service.

It was requested by Deanna that proposals be obtained to have the restrooms painted for spring time.

Ray mentioned that multiple homes are in need of being cleaned or power washed due to the amount of dirt and/or ashes from the fire leaving a layer of dirt on some of the properties. Manager will send letters accordingly per the Board members walkthrough of the community.

NEXT MEETING

The next meeting is scheduled to be held on November 7, 2018, 6:30 p.m. at the Greystone Clubhouse.

ADJOURNMENT

The Board meeting was adjourned at 8:10 PM.