

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION
MEETING AUGUST 1, 2018 – 6:30 PM - GREYSTONE CLUBHOUSE**

MINUTES

APPROVED

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by Vice President Deanna Leslie, at 6:32 pm, at the Greystone Clubhouse.

ROLL CALL

Present: Vice President: Deanna Leslie, Treasurer: Gregory Cobb & Secretary: June Pack.

Absent: President: Vacant, Member at Large: Hoby Pearce & Member at Large Steve Queen

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

Greg made a motion to accept Hoby Pearce resignation from the Board of Directors June seconded motion passed.

Deanna made a motion to appoint Ray Paslowski on to the Board of Directors to fill the vacancy of Hoby Pearce, Greg seconded. Motion approved.

HOMEOWNERS FORUM

652 Paseo De Cortaga – Jeremy Caldwell (Tenant) – Resident attending Board meeting to appeal the violation due the truck sticking out from the driveway to the common area sidewalk. The Board discussed the violation with the tenant and advised that the violation will be removed from the record.

309 Arroyo Del Mar – Yolanda Hernandez (Tenant) – The resident attended the Board meeting to appeal the violation due to a pool violation. The Board elected to remove the violation from the record as the resident contested the violation.

APPROVAL OF MINUTES

Deanna made a motion to approve the July 5, 2018 meeting minutes, Greg seconded motion passed.

TREASURER'S REPORT

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

Beginning Balance Operating	\$109,930.47
Cash Receipts	\$16,523.23
Cash Disbursements	(\$15,606.09)
Other (Transfer/Misc Income)	\$0.00
Operating Cash Balance	\$110,847.61
 Beginning Balance Savings	 \$496,255.72
Cash Receipts	0.00
Disbursements	\$0.00
Other (Transfer/Misc./Reserve Contribution)	\$5,162.50
Interest	\$300.68
Savings Account Balance	\$501,718.90

Budgeted Reserve Liabilities	(\$501,718.90)
Reserve Account Overage/Shortage	(0.00)

Greg made a motion to approve the June financial report, June seconded motion approved.

Greg made a motion to invest \$100K from Reserves to a 6 month CD at 2.10% interest rate.
June seconded motion approved

COMMITTEE REPORTS

A. Architectural

1. 530 Avenida Magdalena – The approval was granted to the owner to install a library in the front yard.
2. 506 Avenida Magdalena – The approval was granted for the owner to remove the tree in the front yard that was causing damage to the sprinklers.
3. 691 Vista Del Sol – The approval was granted to the owner to add an additional layer of block and place a border on the side planter area near the sidewalk.

B. Landscape

Deanna recommended that Brightview Tree Care Services be contacted to get a price on removal of the tree near space # 20 & 21 along with having the bushes/shrubs cut back from the parking spaces as they are impeding into particular spaces.

C. Pool/Spa/Clubhouse

The Board reviewed the proposal from AAA Pool Maintenance and requested that management contact the pool contractor to obtain a revised bid to replace the spa timer with a push button rather than a dial timer.

It was reported that the pool emergency gate is not latching properly. Manager will contact Action Lock to have the gate latch inspected and repaired accordingly to avoid any liability issues.

D. RV Lot

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

E. Parking & Security Patrol

Greg recommended having a standing security guard from Archon Protection to have a clip board and resident information as well as pool fob key information to confirm residency at the main front gate. There was discussion about proceeding with this motion, however no further action was taken.

MANAGER'S REPORT

Repair & Maintenance Log provided to Board for review.

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;

612 Calle Miguel – The Board elected to deny the request to remove the violation due to the RV being parked in non-parking area.

508 Vista Del Sol – The Board requested that management provide clarification as to which tree was overgrowing in to another resident's property.

405 Vista Del Sol – The Board recognized the tree being trimmed at the property. No further action required at this time.

404 Calle Mirasol – The Board elected to remove the violation from the record as there was no proof of this resident discarding dog droppings into another resident's property. Violation will be removed accordingly.

524 Paseo Lunar – The Board elected to remove the violation from the record as it had been noted that the quality of the landscaping has increased.

OLD BUSINESS

Deanna and Greg stated that they will also be looking for local non-profit organizations that will be able to assist the association on painting the address numbers on the sidewalk throughout the HOA.

NEW BUSINESS

Greg requested that management inquire with Brightview on removing the arbor at the end of Calle Miguel where the trash enclosure is located.

Greg questioned the protocol for the Clubhouse rental process and requested that homeowners obtain the clubhouse key from Management (off-site) rather than obtaining the key from the clubhouse committee member. The majority of the Board disagreed and felt that the protocol set in place is acceptable and has been working with no issues.

NEXT MEETING

The next meeting is scheduled to be held on September 5, 2018, 6:30 p.m. at the Greystone Clubhouse.

ADJOURNMENT

The Board meeting was adjourned at 8:30 PM.

Organizational Meeting

President: Deanna Leslie

Vice President: Open

Treasurer: Gregory Cobb

Secretary: June Pack

Member at Large: Steven Queen

Member at Large: Ray Paslowski