

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION
MEETING JULY 5, 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 6:34 pm, at the Greystone Clubhouse.

ROLL CALL

Present: Vice President: Deanna Leslie, Treasurer: Gregory Cobb, Member at Large Hoby Pearce.

Absent: President: Vacant, Secretary: June Pack & Member at Large Steve Queen

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

Hoby made a motion to accept Carol Mathieu's resignation from the Board of Directors Greg seconded motion passed.

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.

643 Paseo Lunar – Negar Sabharwal; Homeowner attended to appeal violation with regard to landscaping violations and monetary penalties. Board discussed with the homeowner and will respond back to the homeowner regarding the Boards decision with regard to the monetary penalties.

APPROVAL OF MINUTES

Deanna made a motion to approve the June 6, 2018 meeting minutes, Hoby seconded motion passed.

TREASURER'S REPORT

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

Beginning Balance Operating	\$108,816.34
Cash Receipts	\$16,133.70
Cash Disbursements	(\$15,019.57)
Other (Transfer/Misc Income)	\$0.00
Operating Cash Balance	\$109,930.47
Beginning Balance Savings	\$490,802.47
Cash Receipts	0.00
Disbursements	\$0.00
Other (Transfer/Misc./Reserve Contribution)	\$5,162.50
Interest	\$290.75
Savings Account Balance	\$496,255.72
Budgeted Reserve Liabilities	(\$496,255.72)
Reserve Account Overage/Shortage	(0.00)

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

Greg requested that management obtain legal counsel information with regard to homeowners that have sold their properties still having a credit balance due to the sellers making payment for the following month's monthly dues. Management will obtain information and report back to board at the August Board meeting.

Greg made a motion to appoint Ray Paslowski to the fill the available vacant seat to the Board of Directors however the motion was retracted and tabled.

COMMITTEE REPORTS

A. Architectural

1. 493 Vista Del Sol – Deanna made a motion to approve the request to remove the bark and replace with river rock previously approved for the side of the home to the planter area to avoid the bark to be blown away. Hoby seconded motion approved.

B. Landscape

The Board inquired about the completion of the aeration of the common area landscaping.

C. Pool/Spa/Clubhouse

Deanna made a motion to approve the replacement of the three panels to the wrought iron fence, Hoby seconded and the motion was approved. R&S Construction will be replacing three panels in the amount of \$425.00.

It was reported to the office that soap had been placed in the spa area and residents or possible non-residents were utilizing the pool area after hours. Manager will notify the pool contractor and security patrol service to inform of this matter.

D. RV Lot

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

E. Parking & Security Patrol – No matters at this time.

MANAGER'S REPORT

Repair & Maintenance Log provided to Board for review.

Hoby made a motion to approve the removal of the late fee from account #GC686, Greg seconded motion approved the late fee in the amount of \$8.40 will be removed from the record.

Greg made a motion to approve the proposal to update the surveillance camera at the clubhouse and possible installation of a camera to the RV lot area along with updating the gate system. Hoby seconded motion was approved.

Greg made a motion to approve Complex Solutions to approve the proposal to update the reserve study to a level 1 in the amount of \$1,150 Hoby seconded and the motion was approved.

DELINQUENCY REPORT

VIOLATIONS

Appeals – Letters will be sent accordingly to the homeowners that have submitted a letter of

appeal; addresses and Boards decisions are as follows;

437 Vista Del Sol – The Board elected to remove the violation with regard to the violation of the vehicle parking in front of the street next to the fire lane.

643 Paseo Lunar – The Board elected to conditionally remove the violation and monetary penalties due to the landscaping being distressed, the condition is that the architectural modification request form be submitted to the office within 10 days fully completed.

OLD BUSINESS

NEW BUSINESS

The Board of Directors was unable to hold the 2018 annual meeting due to the insufficient secret ballots being received. The reduced quorum requirements were not reached.

Greg inquired about all of the signs being replaced rather than the non-visible signs due to fading. Manager informed that all signs that are no longer legible will be replaced. All signs not required to be replaced.

NEXT MEETING

The next meeting is scheduled to be held on August 1, 2018, 6:30 p.m. at the Greystone Clubhouse.

ADJOURNMENT

The Board meeting was adjourned at 8:40 PM.