

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 1, 2019 – 6:30 PM - GREYSTONE CLUBHOUSE  
AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. HOMEOWNERS FORUM (Limited to 15 minutes)**

**IV. APPROVAL OF MINUTES March & April 2019**  
**(add to website & send draft to Board within 7 days)** 1-9  
MINUTES OF PREVIOUS MEETING TO BE READ AND APPROVED.

**I. TREASURER'S REPORT**

Treasurer to report the following for month ending **MARCH 2019**:

Beginning Balance Operating	\$110,466.33
Cash Receipts	\$17,754.03
Cash Disbursements	(\$15,727.25)
Other (Transfer/Misc Income)	\$0.00
Operating Cash Balance	\$112,493.11

Beginning Balance Savings	\$491,066.93
Cash Receipts	0.00
Disbursements	0.00
Other (Transfer/Misc./Reserve Contribution)	\$6,380.28
Interest	\$57.43
Savings Account Balance	\$497,504.64
Budgeted Reserve Liabilities	(\$497,504.64)
Reserve Account Overage/Shortage	(\$0.00)

"I have reviewed all bank reconciliations for operating and reserve accounts as provided to me by Spectrum Property Services, in accordance with, Section [Civ. Code §5500](#) California Civil Code"

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|---|----|
| 1. 2019 Calendar – Reserve Calendar (TO BE UPDATED) | 10 |
| 2. Resale Report – None                             | 11 |

**II. COMMITTEE REPORTS**

**A. Architectural – FYI**

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|---|-------|
| 1. 691 Vista Del Sol – Shed <b>APPROVED</b> | 12-16 |
|---|-------|

**B. Landscape – FYI**

- |   |  |
|---|--|
| 1. Proposal from Brightview – Install mulch throughout property *review in Summer 2019* <b>TABLED</b> |  |
| 2. Proposal from Brightview to replace irrigation controller <b>APPROVED</b>                          |  |

### C. Pool/Spa/Clubhouse

Paperwork from Ventura Pest Control – Fumigation tenting <b>APPROVED</b>	
Tenting scheduled for May 14, 2019 <b>FYI</b>	17-38
Work order change additional wood damage found <b>FBR</b>	39-46

### D. RV Lot – Committee Deanna Leslie & Steven Queen

1. RV Lot Delinquency log <b>FYI</b>	47-48
2. Letters to Homeowner – Account balance <b>FYI</b>	49

### E. Parking & Security Patrol – Neighborhood Watch Committee

## VII. **MANAGER'S REPORT**

### A. **REPAIR & MAINTENANCE LOG**

1. Memo to Ventura County Start – Community Garage Sale <b>FYI</b>	50
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### B. **DELINQUENCY REPORT** – Attached for Board review 51-52

**Liens – (Remember to reference parcel #'s)**

**Foreclosures (Defer to executive)**

### C. **VIOLATIONS** – History report (Print entire year) (**defer to executive**) 53-56

Violation Hearing Verdicts – <b>No action required / FYI</b>	57-62
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Courtesy and violation notices sent to Homeowners for their specific violations ( <b>Violations must be reviewed and addressed</b> )	63-76
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### D. **VIOLATION APPEALS – FBR**

516 Paseo Lunar – Appeal *Defer to executive*	77-79
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### E. **CORRESPONDENCE**

Letter from Homeowner – request for removal of late fees <b>FBR</b>	80-82
Request from Homeowner – Additional keycard <b>FBR</b>	83

## III. **OLD BUSINESS**

Painting of addresses on curbs  
Estimates to update CC&R's **TABLED**  
Draft Level 1 Updated Reserve Study **IN-PROGRESS**

## **IX. NEW BUSINESS**

Invoice from Valley Alarm <b>FBR</b>	84-85
2020 FYE Draft Budget <b>FBR</b>	86-95
Proposal from Brightview – Request for contract increase <b>FBR</b>	96-103
Proposal for renewal of Insurance Package & D&O Liability <b>FBR</b>	104-108
Secret Ballots to be mailed May 2, 2019 for Annual Meeting <b>FYI</b>	

## **NEXT MEETING**

The Next meeting is scheduled to be an Annual meeting and will be held on June 5, 2019, 6:30 p.m. at the Greystone Clubhouse

## **XI. ADJOURNMENT**