

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 3, 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 (add to website & send draft to Board within 7 days)
MINUTES OF PREVIOUS MEETING TO BE READ AND APPROVED.

1-5

I. TREASURER'S REPORT

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

Beginning Balance Operating	\$110,085.88
Cash Receipts	\$14,110.04
Cash Disbursements	(\$14,072.61)
Other (Transfer/Misc Income)	\$343.02
Operating Cash Balance	\$110,466.33
Beginning Balance Savings	\$486,386.94
Cash Receipts	0.00
Disbursements	(\$2,000.00)
Other (Transfer/Misc./Reserve Contribution)	\$6,380.28
Interest	\$299.71
Savings Account Balance	\$491,066.93
Budgeted Reserve Liabilities	(\$491,066.93)
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) | 6 |
| 2. Resale Report – None | 7 |

II. COMMITTEE REPORTS

A. Architectural – FYI

B. Landscape – FYI

1. Proposal from Brightview – Install mulch throughout property **TABLED**
2. Proposal to beautify landscaping outside of pool **APPROVED**
3. Proposal from Brightview to replace irrigation controller **FBR**

8-10

C. Pool/Spa/Clubhouse – Pool Heat to be turned on March 29, 2019 FYI	
D. RV Lot – Committee Deanna Leslie & Steven Queen	
1. RV Lot Delinquency log FYI	11-12
2. Letters to Homeowners – Requesting Updated information FYI	13-18

E. Parking & Security Patrol – Neighborhood Watch Committee

VII. MANAGER'S REPORT

A. REPAIR & MAINTENANCE LOG	19
1. Termite Inspection from VPC FBR	20-24
2. Proposal to complete repairs per VPC report FBR	25-28
3. Proposals to fumigate Clubhouse FBR	29-41
4. Work order for possible damaged mailbox – No charge FYI	42

B. DELINQUENCY REPORT – Attached for Board review	43-44
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1. Letter to property owner – account balance FYI	45
2. Letter to property owner – account balance FYI	46

Liens – (Remember to reference parcel #'s)

Foreclosures (Defer to executive)

C. VIOLATIONS – History report (Print entire year)	47-51
Violation Hearing Verdicts – No action required / FYI	52-59
Courtesy and violation notices sent to Homeowners for their specific violations (Violations must be reviewed and addressed)	60-70

D. VIOLATION APPEALS – FBR

691 Vista Del Sol – Appeal *Defer to executive*	71-74
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E. CORRESPONDENCE

Letter to Homeowner – Unapproved structure FBR *defer to executive*	75-76
E-mail from Homeowner – Gate entry question for realtor FBR	77
E-mail from Homeowner – Complaint on keycard & Gate matter FBR	78-79

III. OLD BUSINESS

Painting of addresses on curbs

Estimates to update CC&R's **TABLED**

Draft Level 1 Updated Reserve Study **ON-PROGRESS**

Management working on Budget Assumptions for the 2020 Draft Budget **FYI** *awaiting to hear back from State Farm, Archon & Brightview **FYI** *will e-mail Board the draft budget for review*

IX. NEW BUSINESS

Ordering of Door King Gate remotes **FOR BOARD DISCUSSION** 80

Information from State Farm – Board member signature required **FYI** 81-87

Annual meeting notice *To be mailed April 1st * **FYI** 88-89

NEXT MEETING

The Next meeting is scheduled to be held on May 1, 2019, 6:30 p.m. at the Greystone Clubhouse

XI. ADJOURNMENT