

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION
MEETING APRIL 3, 2019 – 6:30 PM - GREYSTONE CLUBHOUSE**

MINUTES

APPROVED
ATTESTED

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by President Deanna Leslie, at 6:31 pm, at the Greystone Clubhouse.

ROLL CALL

Present: President: Deanna Leslie, Treasurer: Gregory Cobb, Secretary: June Pack & Member at Large: Ray Paslowski.

Absent: Member at Large Steven Queen & Vice President: Open seat

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

HOMEOWNERS FORUM

Gary Nalbandian of 485 Paseo Del Valle attended the meeting to report that the gate remote is currently not working, homeowner mentioned that the gate remotes were previously working. Homeowner also mentioned that he has not received the STID Mobile ID Credentials, Management forwarded the request to the Board member, Greg Cobb on March 4, 2019.

Two homeowners out of the multiple homeowners that attended the meeting stated that the gate remotes are not working with the current system. Board member Greg Cobb relayed to residents to get with him after meeting to look into further.

A homeowner inquired as to why only one resident's contact info within the household be added on to the gate directory. Greg Cobb replied to resident that the gate directory is for its intended purposes and not to be used as a "telephone book".

Debi Brucker asked if the gates will be closed after the gates are fully repaired to test the methods of entry to the community. The Board mentioned that residents will be contacted to perform the testing accordingly to confirm that the system is fully operational via the four methods of entry.

It was suggested by one of the homeowners about having specific gate codes for individual residents. The Board will be considering this request and addressing this at a later time.

Multiple homeowners reported to the Board of Directors of a dog belonging to 638 Calle Miguel attacking other dogs in the common area. June collected the information from the reporting parties for the association's records.

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APPROVAL OF MINUTES

The Board elected to table the approval of the minutes to the May meeting as further information needs to be added per Board.

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)

The Board unanimously agreed to approve the February 2019 financials based on Greg's review of the January financial statement, no objections made at this time.

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)

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COMMITTEE REPORTS

Architectural

1. Deanna made a motion to approve the request submitted by the owner of 405 Vista Del Sol to remove the front lawn and replace with artificial turf and install rocks and wooden edger on the side of the yard, June seconded.

Landscape

Greg made a motion to approve the proposal from Brightview to replace the malfunctioning irrigation clocks (Station #18) in the amount of \$1,724.99 June seconded motion approved.

Pool/Spa/Clubhouse

The Board unanimously elected to approve Ventura Pest Control to fumigate the clubhouse in the amount of \$1,590 and replace the bad wood in the amount of \$9,578, no objections at this time.

RV Lot

The Board requested that management send a notice to account # GC612 requesting payment for the amount owed for current RV charges.

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 work order log, no action required at this time. The Board also reviewed the information submitted from R&S Construction as it was reported that there was a possible issue with the mailbox parcel box near the clubhouse, no damage found per contractor.

DELINQUENCY REPORT

Deanna requested that management contact James Geffner to inquire about the next step that can be done for account #GC630L due to the account balance that is owed to the association.

VIOLATIONS

The Board reviewed the March – April 2019 violations and has made a decision on a case by case matter. Violation hearing verdicts will be sent out accordingly.

Appeals

The Board reviewed the letter of appeal from the homeowner at 691 Vista Del Sol and instructed the homeowners that the architectural modification request form should have been submitted for the structure/shed that was erected in the backyard as it is visible from the common area. The homeowners appealed the Board's violation as there are other homes that have a shed from the common area. Deanna informed the homeowner that the reasoning behind the violation is also due to neighboring homes notifying the association of the unapproved structure. Homeowners understood and will follow protocol and submit an architectural modification request form.

OLD BUSINESS

NEW BUSINESS

Management informed the Board that State Farm is requesting that a Board of Directors sign the document from the Agent Darryl Nind to allow him to go out to the underwriters to obtain estimates for the 2020 General Liability, Directors and Officers and Workers Comp coverage. Management informed the Board that this document will not bind the association for insurance, this merely allows the broker to obtain prices for the above mentioned items.

The Board relayed to the residents that attended the meeting to inform them of the Annual meeting scheduled to be held on June 5, 2019, nomination forms were mailed to the membership on the 1st of April.

The Board stated that a walkthrough will be conducted on Monday, April 8, 2019.

NEXT MEETING

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

ADJOURNMENT

The Board meeting was adjourned at 7:20 PM.