

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION
MEETING NOVEMBER 7, 2018 – 6:30 PM - GREYSTONE CLUBHOUSE**

MINUTES

APPROVED
11/10/18

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by President Deanna Leslie, at 6:30 pm, at the Greystone Clubhouse.

ROLL CALL

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

Absent: Vice President: Vacant

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

HOMEOWNERS FORUM

Nancy Ng of 590 Vista Del Sol – Homeowner attending meeting to appeal the matter of the tenants clubhouse rental deposit being forfeited due to damage done inside clubhouse. Homeowner also inquiring about artificial turf and replacement of the shared fence.

Rita Vyas of 493 Vista Del Sol – Homeowner attending meeting to report dog defecating on property. Homeowner requesting that the HOA include in the next newsletter about dogs being on a leash and defecating on neighbors properties.

Lonnie Merideth of 488 Vista Del Sol (tenant) – Resident attended meeting to apologize about the dog relieving itself on the another residents property. Resident ensured the Board and the homeowner that this will no longer be an issue.

APPROVAL OF MINUTES

Greg made a motion to approve the October 3, 2018 meeting minutes June seconded. Motion was approved.

TREASURER'S REPORT

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

Beginning Balance Operating	\$114,044.33
Cash Receipts	\$16,154.35
Cash Disbursements	(\$17,269.19)
Other (Transfer/Misc Income)	\$0.00
Operating Cash Balance	\$112,929.49

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Beginning Balance Savings	\$495,701.67
Cash Receipts	0.00
Disbursements	\$0.00
Other (Transfer/Misc./Reserve Contribution)	\$6,380.28
Interest	\$428.79
Savings Account Balance	\$502,510.74
Budgeted Reserve Liabilities	(\$502,510.74)
Reserve Account Overage/Shortage	(\$0.00)

The Board unanimously agreed to approve the September 2018 financials per Greg's request, no objections made at this time.

Greg requested that the October 2018 Financials be referenced in the November draft meeting minutes along with future minutes from current date on. October financials will be approved at the December meeting.

Greg mentioned that he will be contacting Christy Asher to schedule an appointment to go over the financial records for the association.

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

Beginning Balance Operating	\$112,929.49
Cash Receipts	\$16,411.60
Cash Disbursements	(\$24,155.38)
Other (Transfer/Misc Income)	\$928.58
Operating Cash Balance	\$106,111.29
Beginning Balance Savings	\$502,510.74
Cash Receipts	0.00
Disbursements	(\$8,205.11)
Other (Transfer/Misc./Reserve Contribution)	\$6,380.28
Interest	\$357.65
Savings Account Balance	\$501,043.56
Budgeted Reserve Liabilities	(\$501,043.56)
Reserve Account Overage/Shortage	(\$0.00)

COMMITTEE REPORTS

Architectural

1. Steven Queen will be reviewing the fiber glass that may require some attention at the front/main entrance of the property adjacent to the wrought iron vehicle gates.

Landscape

The Board mentioned to management that the front entrance gate equipment has been covered in cobwebs and is requesting that either the landscaping or the janitorial service include cleaning and removing the cobwebs for a neat and clean look. Management will instruct Brightview to complete this task when on-site and

continue to do so.

It was reported that there is a sprinkler in the middle of the parkway/tot lot area that is shooting water into the air. Management will report to Brightview to have them address this matter.

Pool/Spa/Clubhouse

The Board requested that AAA turn off the pool heat immediately as it was not completed as requested from management.

The Board requested that AAA be contacted to inspect the spa light as the spa is flickering on and off.

The Board reviewed the proposals to replace the spa timer to be replaced from a dial timer to a push timer. Board member Greg was able to locate the items necessary to complete the work with the assistance of Straight Line Electric. No action will be taken on the three proposals provided by management.

Deanna requested that three proposals be sent to the Board ASAP for painting of the both restrooms.

The Board requested that the pool's deck drains be cleaned out accordingly and hydro-jetted to clear out any debris that may have gone through the drain covers.

It was reported to management that the men's restroom sensor is not working properly due to the sensor not turning on the lights when an individual walks in to the restroom. Management will contact an electrician to have this looked into.

RV Lot

Deanna Leslie will be contacting the members that utilize a space in the RV lot to confirm if they are still in the correct spot and also utilizing a space within the RV lot.

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 response e-mail from Clay Security from the letter the association sent requesting information pertaining to Invoice #2206 demanding the receipts for the items for the proximity reader and training of the Board member, Deanna Leslie. Board will not be paying the invoice as the receipts were not issued to the association.

Greg provided a brief description regarding the updated gate system. Residents will be

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able to gain access via current gate remotes, a key card (1 one resident) with a maximum of 4 key cards per residence and lastly the use of a smartphone Bluetooth enabled app.

The Board requested that the clubhouse and pool utility equipment room key be replaced along with the combo lock on the pool wrought iron fence. Keys will be issued to Board members and management only.

The wrought iron fence has not been fully completed as there is a post that has not been painted or addressed as there is visible rust on one last section to the wrought iron fence.

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;

OLD BUSINESS

No action taken at this time.

NEW BUSINESS

The Board has elected to table the proposal for updating the CC&R's due to the amount from all three HOA legal counsels.

The Board reviewed the matter of the forfeited deposit for the clubhouse. Steve made a motion to release the residents deposit in the amount of \$250.00 this is for account #GC590S. Greg seconded, no objections at this time, motion was approved.

The Board is requesting that Archon Protection contact the Camarillo's Non-emergency police department number to report any vehicles that are blocking sidewalks or driveways when patrols are being conducted.

Greg made a motion to table the draft reserve study from Complex Solutions due to insufficient time to review the draft study. Steve seconded with no objections from the Board.

Deanna Leslie volunteered to be the clubhouse committee with no objections from the Board of Directors. Deanna will be contacted accordingly based on residents that reserve the clubhouse.

It was reported to management that the back gate is being vandalized which has interrupted the flow of the gate system upgrade/replacement project.

Greg reported the that the cameras may need to be upgraded depending on the quality

from the current cameras for the Clubhouse, Front & Back gates and RV lot. News cameras will need to be added as the RV lot and the Back gates currently do not have cameras at this time.

The Board is requesting a proposal to have the surveillance equipment "caged" within the clubhouse closet room, shelving may need to be removed to accomplish this task.

Greg made a motion to approve the installation of speed bumps in the four corners of the community. June seconded motion has been approved. Manager will discuss with contractor the best locations for installation. 8 speed bumps are to be ordered accordingly.

NEXT MEETING

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

ADJOURNMENT

The Board meeting was adjourned at 8:17 PM.