

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

**MINUTES**

APPROVED

**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: 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**

Carol Mathieu – Homeowner questioned how delivery services will get in to the community (USPS, UPS, FedEx etc.) Greg replied back with response informing homeowner that deliveries will need to use the gate directory to gain access into community, along with any other homeowner's contractors. Homeowner inquired about how off-site homeowners will be getting into the community.

Christine Mier – Homeowner inquired about obtaining a key card for her property.

Homeowners also attending the meeting;

Stacie Benich  
Hal Feinberg  
Megan & Bryan Juell  
Judy Takeshima  
Alex Nagulyak

Greg provided a summary to the homeowners that attended the meeting on how the STID Mobile ID program works to gain access in to the community. Homeowners were informed that the Door King Gate remotes will continue to work for the community. Mr. Cobb also informed residents that there are a small number of key cards that may not be working/functioning properly and will be exchanged accordingly. Residents were informed of the four methods of entry for the community; Gate Remote, Key card, STID Mobile ID & the Gate Directory.

**APPROVAL OF MINUTES**

June made a motion to approve the February 6, 2019 meeting minutes with the corrections requested by Deanna, Ray seconded.

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

Beginning Balance Operating	\$108,298.85
Cash Receipts	\$19,721.58
Cash Disbursements	(\$17,721.58)
Other (Transfer/Misc Income)	\$0.00
Operating Cash Balance	\$110,085.88
Beginning Balance Savings	\$497,971.69
Cash Receipts	0.00
Disbursements	(\$18,150.00)
Other (Transfer/Misc./Reserve Contribution)	\$6,380.28
Interest	\$184.94
Savings Account Balance	\$486,386.94
Budgeted Reserve Liabilities	(\$486,386.94)
Reserve Account Overage/Shortage	(\$0.00)

The Board unanimously agreed to approve the January 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 **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)

#### **COMMITTEE REPORTS**

##### **Architectural**

1. There were no items to review at this time.

### **Landscape**

The Board elected to table the request to install mulch throughout the communities common planter areas i.e. RV lot, Pool area, tot lot area, perimeter of community common area portions near Arroyo Del Mar. The Board was concerned that the amount for installation was excessive.

June made a motion to approve the proposal from Brightview to beatify the pool's outside planter area in the amount of \$2,269.00. Ray seconded motion was approved.

### **Pool/Spa/Clubhouse**

There are no items discussed regarding the pool, spa & clubhouse at this time.

### **RV Lot**

The Board reviewed the RV delinquency report and instructed management to send a notice to the property owners of account # GC638 requesting payment for 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.**

It was reported to management that the exterior light fixture near the clubhouse parking lot is out. Management will contact David Lopez of Waystoked Construction to address matter and report back to the Board with their findings. The Board had requested that brighter "daylight" lightbulbs be installed in the common area lighting. Management will act accordingly.

Ray reported that the street light staying on all day over on Vista Del Sol. Greg requested that Edison be contacted to have addressed.

The Board reviewed the report from Ventura Pest Control for the bad wood that was found for the Clubhouse and pool area arbor. The Board requested that Management contact Zwag Pest Control to obtain a price on fumigation along wood repair work.

The Board elected to table on taking action for the proposals submitted by the three contractors for the wood repair project based off of Ventura Pest Control Report. Awaiting to take action until the March meeting.

## **DELINQUENCY REPORT**

The Board reviewed the letters that were sent to the homeowners for accounts; GC658 & GC630L and requested that common area privileges be suspended due to the delinquent amount. The Board requested that management contact Legal counsel to have a letter sent to the homeowners demanding payment for the delinquent amount.

The Board unanimously elected to have legal counsel send notices to homeowners that are delinquent beyond the threshold of \$900 or 90 days delinquent.

## **VIOLATIONS**

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

The Board is requesting that legal counsel send a notice to the property owner of account GC691S for the unapproved structure that is still visible from the common area.

## **Appeals**

The Board reviewed the letter of appeal from 652 Paseo De Cortaga and has elected to deny the request as multiple notices were sent to the property manager requesting removal of the trash on the side of the driveway.

The Board reviewed the letter of appeal from 567 Paseo De Cortaga and has elected to deny the request as multiple violations have been sent to the homeowner for the trash bins being left out well past the allotted time.

## **OLD BUSINESS**

The Board elected to table the approval of the reserve study as a special meeting will be held to go over the draft reserve study, management informed the Board that the reserve study preparer will be invited to assist in any questions or concerns they may have on the document.

## **NEW BUSINESS**

The Board has elected to appoint Stacie Benich of 516 Paseo Lunar & Christine Bell Mier of 554 Avenida Magdalena to the Neighborhood Watch Committee. No objections at this time.

The Board requested that management notify the Board via e-mail each time a special mailing is scheduled to be mailed to the membership.

The Board requested that a notice be sent to the membership for a "testing period" for the back vehicle gate is scheduled to be closed, during this time, residents may contact management to report any gate remotes or key cards that may not be working with the back gate. Notices will be sent informing the membership that the back vehicle gate will be closed effective March 16, 2019. It was requested by Greg Cobb that the minutes reflect that the homeowners mentioned above that attended the meeting are witness to the Board taking this action on closing the back vehicle gate as a testing period.

Discussion regarding Spectrum database management and upkeep and the results of that discussion, inclusive of Spectrum not maintaining current information and to do so would be a "special project" that would cost the HOA.

Spectrum contacting all owners, Property Managers, Absentee Owners and tenants for correct information.

Suggestions for obtaining free owner/tenant/absentee owner info including labels and database from any title company.

#### **NEXT MEETING**

The next meeting is scheduled to be held on April 3, 2019, 6:30 p.m. at the Greystone Clubhouse.

#### **ADJOURNMENT**

The Board meeting was adjourned at 7:54 PM.