

APPROVED

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION
MEETING JANUARY 4, 2018 – 6:30 PM - GREYSTONE CLUBHOUSE**

MINUTES

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 (via telephone), 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

Carol Mathieu of 448 Calle Mirasol – Homeowner attended meeting to inquire about the outcome for the speed bumps. Homeowner also mentioned that the key card is not working and requesting that the key card system to gain access into the pool be looked into.

Kelly Williams of 643 Paseo De Cortaga – Homeowner inquired about how to obtain key card for property.

Sean Cannon of 638 Calle Miguel – Homeowner inquired about how to obtain key card to gain access in to the RV lot.

Ray Paslowski of 473 Vista Del Sol – Homeowner inquired as to how long a dumpster can be placed on the development.

APPROVAL OF MINUTES

The Board unanimously elected to approve the December 5, 2018 draft meeting minutes. No objections at this time.

TREASURER'S REPORT

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

Beginning Balance Operating	\$106,111.29
Cash Receipts	\$16,746.30
Cash Disbursements	(\$15,223.79)
Other (Transfer/Misc Income)	\$0.00
Operating Cash Balance	\$107,633.80

000001

Beginning Balance Savings	\$501,043.56
Cash Receipts	0.00
Disbursements	(\$10,074.00)
Other (Transfer/Misc./Reserve Contribution)	\$6,380.28
Interest	\$7.45
Savings Account Balance	\$497,357.29
Budgeted Reserve Liabilities	(\$497,357.29)
Reserve Account Overage/Shortage	(\$0.00)

The Board unanimously agreed to approve the November 2018 financials, no objections made at this time.

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

Beginning Balance Operating	\$107,633.80
Cash Receipts	\$18,950.00
Cash Disbursements	(\$18,284.95)
Other (Transfer/Misc Income)	\$0.00
Operating Cash Balance	\$108,298.85

Beginning Balance Savings	\$497,357.29
Cash Receipts	0.00
Disbursements	(\$5,945.00)
Other (Transfer/Misc./Reserve Contribution)	\$6,380.28
Interest	\$179.12
Savings Account Balance	\$497,971.69
Budgeted Reserve Liabilities	(\$497,971.69)
Reserve Account Overage/Shortage	(\$0.00)

COMMITTEE REPORTS

Architectural

1. The Board reviewed the request submitted by 590 Vista Del Sol to replace the lawn with artificial turf.

Landscape

No action at this time.

Pool/Spa/Clubhouse

The work to the security cage inside the clubhouse closet room has been installed and completed.

RV Lot

The Board reviewed the RV delinquency amount, no action at this time.

000002

Parking & Security Patrol

No action taken or required at this time.

MANAGER'S REPORT

Repair & Maintenance Log provided to Board for review.

The painting of the restrooms in the pool area for both the men's and women's restroom have been completed.

The manager provided a brief summary of the speed bumps. The membership's majority was in favor for not installing speed bumps at the community.

The Board elected to table the proposal to upgrade the vehicle gate system for the front/main gate.

The Board elected to table the proposal to revamp the front vehicle gate and pedestrian gate, as the scope of work will be updated by Steven Queen.

DELINQUENCY REPORT

The Board reviewed the delinquency report; however no action was required at this time.

VIOLATIONS

Appeals – No letters of appeal at this time;

OLD BUSINESS

No action taken at this time.

NEW BUSINESS

The Board elected to table the draft reserve study, management informed the Board that the reserve study will coincide with the draft 2020 FYE budget. Greg would like to discuss the matter of the draft reserve study stating that the association is 85% funded. Greg is recommending that the Board strongly consider reviewing the reserve study and budget as the reserve study is stating that there is a deficit for the larger projects in the coming years.

NEXT MEETING

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

ADJOURNMENT

The Board meeting was adjourned at 7:05 PM.

000003