

APPROVED

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION
MEETING SEPTEMBER 5, 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 6:32 pm, at the Greystone Clubhouse.

ROLL CALL

Present: President: Deanna Leslie, Treasurer: Gregory Cobb (via tele conference) & 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

No Homeowners in attendance

APPROVAL OF MINUTES

The draft August 1, 2018 meeting minutes were tabled due to no motion being approved at this time, the Board was unable to see any errors in the recording of the minutes, however no motion was made.

TREASURER'S REPORT

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

Beginning Balance Operating	\$110,847.61
Cash Receipts	\$15,898.32
Cash Disbursements	(\$15,918.52)
Other (Transfer/Misc Income)	\$0.00
Operating Cash Balance	\$110,827.41

Beginning Balance Savings	\$501,718.90
Cash Receipts	0.00
Disbursements	(\$756.34)
Other (Transfer/Misc./Reserve Contribution)	\$6,380.28
Interest	\$586.71
Savings Account Balance	\$507,929.55
Budgeted Reserve Liabilities	(\$489,779.55)
Reserve Account Overage/Shortage	(\$18,150.00)

Greg inquired about the delinquency report for a specific BOARD MEMBER with ongoing delinquencies on account and questioned if the homeowner has made a payment for the balance due. Account # GC612. **The Board member was still delinquent.**

Greg inquired about the cash receipts for the lockbox line items mentioned in the financial reports. Manager informed Board members of the line item being for homeowners payments.

COMMITTEE REPORTS

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A. Architectural

1. No items requiring attention at this time.

B. Landscape

Deanna reported that the sprinkler is broken near space #25 in the RV lot. Manager will create work order.

Board inquired again regarding completion of Camarillo Police Non-Emergency phone number being added to signs on both entry gates. Raymond (Spectrum) assured us by Friday job would be completed.

Ray Paslowski. reported that the Fire lane sign near the RV lot area is being covered by the tree and needs to be trimmed away from the sign.

C. Pool/Spa/Clubhouse

The Board informed manager of the emergency exit gate at the pool area being bent; manager contacted Action Lock to address the latching issue. The wrought iron gate is damaged causing the gate to not latch. Manager will report to contractor to have this addressed following date.

The Board requested that two additional proposals be obtained to update the spa timer to a "push button" rather than the dial timer to avoid further damage. AAA Pool Maintenance provided a proposal however the Board did review the quote from the company mentioned above and no action was taken. The Board requested that the proposal show the cost for each line item i.e. labor & material cost. Board felt proposal was excessive and unnecessary items added to proposal.

Board requests 3 vendor proposals/bids to be obtained on ALL further projects and jobs for the Greystone Community moving forward. Jobs and projects will no longer be automatically awarded to current vendors.

Board reported that the pool area shower was still dripping, has not been repaired as requested.

AAA Pool Maintenance replaced four drains inside of the pool area however were instructed to replace the drains to the decks within the concrete surrounding the pool area due to the drain covers being clogged and covered in debris. Manager will instruct AAA Pool Maintenance to complete.

D. RV Lot

Space 29 still has inoperable golf cart in RV Lot
Space 28 debris remains, Raymond to send letter to correct owner of RV lot (previous violation letter sent to wrong address in error by Spectrum)
Space 27 rusting chain remains
Space 24 trash remains

The Board reviewed the delinquency report for the RV lot fees, no action taken at this time.

The Board reviewed the letters sent to the homeowners that are in violation and elected to uphold the violations accordingly. Subsequent violations will be receiving notifications on their specific violations, monetary penalties will follow per the fine policy accordingly.

E. Parking & Security Patrol

No action taken or required at this time.

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MANAGER'S REPORT

Repair & Maintenance Log provided to Board for review.

The Board denied the request from account # GC674 to remove any fees from the account due to the homeowner contacting the after hours common area emergency line for Spectrum Property Services. The fees will remain on the homeowner's account.

The Board requested that the wood arbor be removed by a contractor at the end of Calle Miguel. Manager will instruct R&S Construction to complete task.

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;

606 Avenida Magdalena – The Board reviewed the letter from the homeowner with regard to the homeowner's violation for the dead grass in the front lawn. The Board thanked the homeowner for informing the association that the dead grass is due to the tree being removed from the front of the lawn. Homeowner has taken steps to water and seed the grass.

428 Vista Del Sol – The Board reviewed the homeowners letter due to the landscaping requiring attention and needing to be maintained per the association's standards for the community. No further action taken at this time.

549 Paseo Lunar – The Board reviewed the letter from the owner with regard to the landscaping. The homeowner reported that they have been seeding and watering the grass to assist in the regrowth of the landscaping.

Board made decision that: No "special considerations" would be given to members of the Board regarding violations.

OLD BUSINESS

Deanna and Greg stated that they will also be looking for local non-profit organizations that will be able to assist the association on painting the address numbers on the sidewalk throughout the HOA.

Internet Connection has been placed in storage room in Clubhouse. Robert Abruzzi quit Valley Alarm. New Owner has scheduled installation of new security systems to commence Sept 17th, 2018. Charles is installer.

Spectrum to collect bid/proposal for address signs and draft letter for Homeowners regarding discounted price to buy and that all worn address signs must be refreshed or violation will follow.

NEW BUSINESS

The Board has elected to hold another Garage sale for November 3, 2018, as an e-mail was received from a homeowner inquiring about the second community garage sale of the year.

The Board discussed the matter of the invoice from Clay Security and requested that management draft a letter to the company about the overly prices invoice for the training and

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equipment to allow the board to perform the programming of the pool and RV fob keys. At this time, the Board will be holding payment to contractor until requirements are fulfilled by the company. i.e. receipt of connection cable and receipt for any licensing for the program required for the system. Deanna is asking for the bill to be revised if unable to provide items mentioned above. Manager will draft letter and send to Board for approval.

NEXT MEETING

The next meeting is scheduled to be held on October 3, 2018, 6:30 p.m. at the Greystone Clubhouse.

ADJOURNMENT

The Board meeting was adjourned at 7:57 PM.