

THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION  
MEETING JUNE 06, 2018 – 6:30 PM - GREYSTONE CLUBHOUSE

MINUTES

**DRAFT**

**CALL TO ORDER**

The regular meeting of the Board of Directors was called to order by President Carol Mathieu, at 6:32 pm, at the Greystone Clubhouse.

**ROLL CALL**

Present: President: Carol Mathieu, Vice President: Deanna Leslie, Secretary: June Pack, Member at Large Hoby Pearce & Member at Large Steve Queen.

Absent: Treasurer: Gregory Cobb

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

**HOMEOWNERS FORUM**

473 Vista Del Sol – Raymond Paslowski – Homeowner has concerns of signs not being visible due to fading throughout the community. Homeowner questioned the life-span of the asphalt within the development.

**APPROVAL OF MINUTES**

The Board of Directors reviewed the draft May 2, 2018 meeting minutes and will report back with the revisions to management. There was discussion about placement of homeowners reporting violations at the May meeting.

**TREASURER'S REPORT**

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

Beginning Balance Operating	\$105,862.78
Cash Receipts	\$15,340.00
Cash Disbursements	(\$12,382.44)
Other (Transfer/Misc Income)	\$0.00
Operating Cash Balance	\$108,816.34
Beginning Balance Savings	\$485,876.26
Cash Receipts	0.00
Disbursements	(\$440.93)
Other (Transfer/Misc./Reserve Contribution)	\$5,162.50
Interest	\$204.64
Savings Account Balance	\$490,802.47
Budgeted Reserve Liabilities	(\$490,802.47)
Reserve Account Overage/Shortage	(0.00)

The Board unanimously approved the April financial presented by Steven Queen due to the absence of Gregory Cobb.

000002

## COMMITTEE REPORTS

A. Architectural – No submissions presented at this time.

B. Landscape

The Board inquired about the completion of the aeration of the common area landscaping.

C. Pool/Spa/Clubhouse

The Board reviewed the pool report from the Environmental Health Department, items were addressed from AAA Pool Maintenance along with the wrought iron fence being referenced in the report due to pickets that have rotted out. The work is on-going and repairs being made accordingly.

Deanna made a motion to approve re-strapping and re-finishing of the pool furniture; lounge & sit-up chairs that is required due to the furniture being unsafe for use. Hoby seconded motion passed. 6 lounge chairs and 3 sit-up chairs will be refurbished.

D. RV Lot

Deanna Leslie requested that management send notices to the property owners that are delinquent with assessments and RV fees advising them of removal of the RV if payment is not made.

E. Parking & Security Patrol

The Board requested that management obtain signs to be placed at the two entrances of the community informing all residents and guests of all vehicles within the community are subject to the CA law along with the governing documents pertaining to parking for the entire development.

## MANAGER'S REPORT

Repair & Maintenance Log provided to Board for review.

The Board discussed holding a special Town Hall type meeting with Robert of Valley Alarm to discuss the proposal submitted to address the back gate operating system due to the system not being fully functional at all times when responding to the gate remotes.

## DELINQUENCY REPORT

### VIOLATIONS

**Appeals** – Letters will be sent accordingly to the homeowners that have submitted a letter of appeal; addresses and Boards decisions are as follows;

652 Paseo De Cortaga – The Board elected to remove the violation with regard to the oil stains being left in the common area parking.

331 Arroyo Del Mar – The Board elected to remove the violation for the dog droppings not being picked up in the common area. The Board confirmed that the pet droppings are not from this residence.

437 Vista Del Sol – The Board elected to deny the request to remove the violation from the record as the tenant continues to park in the fire lane within the community.

#### **OLD BUSINESS**

#### **NEW BUSINESS**

The Board of Directors were unable to proceed with the annual meeting due to not reaching quorum. A total of 30 votes were received at the June 6<sup>th</sup> meeting. HOA requires 89 ballots to proceed. The annual meeting will be rescheduled to the July meeting due to the quorum requirements decreasing to 25% (45 ballots).

#### **NEXT MEETING**

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

#### **ADJOURNMENT**

The Board meeting was adjourned at 8:40 PM.