

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION  
MEETING DECEMBER 5, 2018 – 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 6:42 pm, at the Greystone Clubhouse.

**ROLL CALL**

Present: President: Deanna Leslie, Treasurer: Gregory Cobb (occupied handing out the key access cards to the homeowners), Secretary: June Pack & Member at Large: Ray Paslowski.

Absent: Member at Large Steven Queen & Vice President: Vacant

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

**HOMEOWNERS FORUM**

Connie Moore of 537 Avenida Magdalena – Homeowner attended the meeting to contest the installation of the speed bumps. Homeowner requested that the Board that a vote be sent to the membership asking for the membership determination for speed bumps. The homeowner asked for a raise of hands for a vote, homeowner confirmed 8 residents denying the installation of speed bumps; however there was no confirmation whether or not the residents voting by hand at the meeting are legal homeowners or renters within the community. The homeowner mentioned and asked to the Board "No one has been injured or killed yet have they?"

Carol Mathieu of 448 Calle Mirasol – Homeowner attended the meeting to contest the installation of the speed bumps. Homeowner also read aloud an article obtained via online regarding "cons" for speed bumps.

Cassandra Marcum of 424 Paseo Del Valle – Homeowner requested a tree branch that is overgrowing on to the property roof from the common area tree near the back entrance vehicle gate. Manager will contact Brightview Landscape as the tree limb may be removed as it is under the 6 foot mark for tree work done by the normal landscaping service.

David Ford of 484 Calle Mirasol - Homeowner inquired about possibly obtaining a refund for the 2<sup>nd</sup> fob key that was purchased strictly for gaining access to the RV lot due to the association transferring over to the key access cards.

Homeowners waiting in line for the key access card interrupted and blurted out questions regarding the speed bumps, no information was provided as to name and address. Information was not accounted for as no formal name or address information was presented.

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## APPROVAL OF MINUTES

June made a motion to approve the November 7, 2018 meeting minutes Ray seconded.  
Motion was approved.

## TREASURER'S REPORT

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)	\$0.00
Operating Cash Balance	\$106,111.29
Beginning Balance Savings	\$502,510.74
Cash Receipts	0.00
Disbursements	\$0.00
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)

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

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
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)

## COMMITTEE REPORTS

Architectural

1. No architectural matters at this time.

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### Landscape

The Board reviewed the estimate that was previously approved by the manager to remove the fallen tree behind 425 Arroyo Del Mar.

### Pool/Spa/Clubhouse

The Board reviewed the proposals for installation of the security cage inside the storage room within the clubhouse due to Greg being occupied distributing the key access cards.

### RV Lot

Deanna Leslie provided management the updated RV lot to update the RV log accordingly.

A letter will be sent to account #GC516L requesting payment of the delinquent amount or RV will be towed within 10 days of notice.

### Parking & Security Patrol

No action taken or required at this time.

## MANAGER'S REPORT

Repair & Maintenance Log provided to Board for review.

The board elected to table the matter of the painting of the men's/woman's restroom until further information provided to the Board about the replacement of the vents that are damaged to the restroom doors.

Discussion for installation of additional speed bumps did not take place due residents attending the meeting requesting a vote. The Board will further discuss via e-mail as a continuation of the meeting. Management provided information to the Board via legal counsel stating that the Board has the right and legal authority to have speed bumps installed based of the safety concerns of residents speeding through the community. As the aesthetics of the speed bumps are not greater than the safety of the association, installation of the speed bumps fall under the business judgement rule for the Board of Directors.

The Board reviewed the proposal from GPM to apply an overlay coat on the RV lot, no action was taken at this time.

## DELINQUENCY REPORT

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

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## **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 elected to table the approval of the updated reserve study to the following meeting.

## **NEXT MEETING**

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

## **ADJOURNMENT**

The Board meeting was adjourned at 8:23 PM.