

**THE GREYSTONE COLLECTION HOMEOWNERS ASSOCIATION  
MEETING FEBRUARY 6, 2019 – 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 6:31 pm, at the Greystone Clubhouse.

**ROLL CALL**

Present: President: Deanna Leslie, Treasurer: Gregory Cobb, Secretary: June Pack, Member at Large Steven Queen & Member at Large: Ray Paslowski.

Guests: Lee Opp of Brightview to provide proposals for the association to beautify the association's common area planting near the pool area.

Absent: Vice President: Open seat

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 maintenance issues regarding the association. Multiple items were asked at the meeting along with violation inquires to another property.

Nancy Ng of 590 Vista Del Sol – Homeowner reporting that a resident allowing a dog to defecate on their newly installed artificial turf. Homeowner questioned about how the association is providing communication to vehicle gate updates.

Kelly Williams 643 Paseo De Cortaga – Homeowner asked the Board if the original DoorKing gate remotes work wit the current vehicle gate.

Hoby & Stacy Pearce of 691 Paseo De Cortaga – Homeowners inquired about the estimated time for completion for the gate system.

Jana Cannon of 638 Calle Miguel – Homeowner inquired about refund for paying for additional (previous) key fob that was purchased to gain access in to the RV lot. As tenant required a keycard for the common area amenities.

President Deanna Leslie read a statement for the membership that attended the meeting to read about previous gate issues and the amount that was paid to attempt in addressing the vehicle gate issues due to issues beginning far back in 2004 when Spectrum Property Services took over management for the association

## **APPROVAL OF MINUTES**

Steve made a motion to approve the January 4, 2018 meeting Minutes June seconded. No objections at this time.

Greg mentioned an issue with the association's plot map due to an address referencing an incorrect address.

## **TREASURER'S REPORT**

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)

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

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)

## **COMMITTEE REPORTS**

### **Architectural**

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

### **Landscape**

The Board reviewed the proposal submitted by Lee Opp of Brightview; Steve made a motion to approve the proposal to install multi colored pansies in the pool planter area. Greg seconded motion passed the total amount for the contract price is \$264.50.

Steve made a motion to fill in the pool planter area with perennial in the amount of \$214.25, Greg seconded motion approved.

The Board requested that management e-mail them a copy of the proposals for the two additional quotes from Brightview Landscape Maintenance to better visualize the proposal submitted by Lee Opp to enhance the landscaping near the planter area closest to the Tot Lot.

### **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.

The Board of Directors requested that management e-mail them a copy of the draft reserve study via e-mail, the Board of Directors will be scheduling a meeting date to review the draft reserve study. Management informed the Board that they have up until April to finalize their decision for the draft reserve study, as the budget will coincide with the reserve study.

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, waiting for further information. Steven Queen has volunteered to tackle this project accordingly.

## **DELINQUENCY REPORT**

The Board reviewed the delinquency report and requested that management send a notice to the following accounts requesting that payment be made or the association will deactivate access to the common area amenities. Account #GC630L & GC658 will be notified via USPS mail.

## **VIOLATIONS**

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

**Appeals** – No letters of appeal at this time;

## **OLD BUSINESS**

Steve informed the Board that he will be contacting contractors to obtain proposals to have the addresses painted on the curb as multiple non-profit organizations has chosen not to assist the association in obtaining a proposal i.e. Boy scouts, the Boys and Girls Club.

## **NEW BUSINESS**

June made a motion to approve the proposal from Poindexter to perform the June 2019 F.Y.E. Audit in the amount of \$1,850.00 Greg seconded motion approved.

## **NEXT MEETING**

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

## **ADJOURNMENT**

The Board meeting was adjourned at 7:38 PM.