

Greystone POA Board Meeting Minutes
9.18.22 at 4:00pm

Call to Order:

This meeting was called to order at 4:08pm.

Attendance: Kate Barker - President

Tiffany Fendley - V. President/Treasurer

Christen Edmonds - Secretary

Rich Kienlen - At-Large

Jason Holcomb - At-Large

Alicia Towles & Bobby Barker - Residents

Approval of Minutes: Jason Holcomb motioned to approve the minutes from the board meeting on August 21, 2022. Rich Kienlen 2nd. All were in favor. Motion passed.

Treasurer Report: The expenditures and income through today were presented along with where we stand with our annual budget. Below is our budget as of September 14, 2022.

September 2022

Money In	Budget	YTD
Dues (\$200/lot)	\$18,800	\$18,600
Delinquent Dues	\$0	\$5,115
Total income	\$18,800	\$23,715

Money Out	Budget	YTD
CPA	\$150	\$100
Attorney	\$1,500	\$1,800
State Filings	\$60	\$20
Office Supplies	\$150	\$70
Insurance	\$800	\$524
Technology	\$220	\$0
Utilities	\$10,000	\$6,888
Other	\$120	\$10
Total expenses	\$13,000	\$9,412

Money Left Over	Budget	YTD
Income minus expenses	\$5,800	\$14,302.64

Account Balances:

Checking Account: \$27,597.58 Savings Account: \$13,001.30

Old Business:

Printing:

We are currently at 111 copies for a cost of \$11.10. Tiffany motioned to reimburse Christen Edmonds in the amount of \$11.10. Jason Holcomb 2nd. 4 were in favor. Christen abstained. Motion passed.

Current Violations:

Unmaintained vacant lots: 2 of the lots are being handled by the attorney. Kate emailed the attorney to update him that these have still not been remedied. The remaining lot has been sent a demand letter from the POA and they quickly remedied the violation. A thank you email was sent for their swift handling of the situation.

Pool Fencing, Loose Dog, Nuisance: Demand letters were drafted and sent by the attorney. As of today, no response was received from the loose dog violation. The POA received a response from the fence & nuisance letter. An email was sent to confirm receipt of the official violation reports which have been added under "New Business." The email also states that a letter was sent to our attorney. Kate emailed the attorney to get a copy of this response. Once we have this, we can review it and respond.

Parking on Street: An email was sent on July 17. We received no response and the issue was not remedied so a demand letter from the POA was drafted and sent. Homeowner addressed the board, upset about receiving an email and not being addressed individually. Kate let the homeowner know that we had set a precedent about sending an email to address parking on the road and felt like we needed to be consistent. The owner asked what the Board thought "regular basis" in the restrictions meant. The Board was in agreement that it meant several times a week. The homeowner said they felt better about the situation after hearing our explanation.

Lighting Project:

Cleveland Utilities said no about metering the lights to their own meter, but a CU employee gave Tiffany a suggestion. He also warned that there have been several subdivisions that CU has come in and taken away the poles when a subdivision hasn't continued to pay their light bill.

Advice from CU: We would buy out the poles, and hire an electrician to straight wire them to the homeowners' meter box. He said it would be less than \$3 per month to the homeowners' electricity bills. He suggested that our attorney draw up a contract with the homeowners saying that we own the poles but that they are responsible for keeping the electricity on.

We will put out a FB post to see if anyone knows a licensed electrician where we can ask some questions about electrical work.

We could also survey the community to see how they would like us to proceed. Perhaps a brief online survey. We drafted ideas below:

Do you want to keep the street lights?

If yes, should we pay \$10,000 a year to CU and dues remain the same OR explore options that would save us money long term.

New Business:

Bills:

The Cleveland Utilities bill for September totaled \$794.55 and was auto drafted on 9.13.22.

The liability insurance from Nationwide in the amount of \$250 is due on 10.20.22.

The attorney bill for August was \$511.82. This covered preparing and mailing (via certified mail) the demand letters mentioned above.

Annual Meeting Preparations

Location: The board agreed we want to continue to have it in the cul-de-sac.

Election:

The initial terms of the Directors shall be fixed at the time of their election as they among themselves shall determine. So long as there are three (3) Directors, the terms of two (2) Directors shall be fixed at two (2) years, and the terms of one (1) Director shall be fixed at three (3) years. At the expiration of the initial term of office of each respective member of the Board of Directors, a successor shall be elected to serve for a term of three (3) years. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association.

Per the bylaws and our conversations, 2 positions from the 2020 elections are up. This will ensure that the board does not have a complete turn over like it did back in August of 2020. We will need to notify the community and request that anyone who is interested in being on the board of directors to submit their name by a deadline. Then we can have a list of candidates out to the community with enough time to review it. The candidates can speak at the meeting and the community may then vote.

Kate and Christen will work on a notification that there will be 2 positions up for election on the board.

Mailings:

Notices shall be served not less than ten (10) days nor more than thirty (30) days before a meeting.

Per the bylaws Christen will need to mail notice of our annual meetings to all the owners no earlier than October 7. We can also post it on FB that day.

Website Updates:

August minutes need to be added to the website now that they are approved.

The Greystone Domain name was auto renewed on August 30, 2022 in the amount of \$24.85. Also, the website auto renewed for \$209.28 on September 15, 2022. Attached is the reimbursement form. Tiffany Fendley motioned to reimburse Christen Edmonds in the amount of \$234.13. Jason Holcomb 2nd. 4 were in favor. Christen abstained. Motion passed.

It has come to BJ's attention that to be able to continue using the calendar aspect of the website where he can add upcoming board meetings/annual meetings, it will cost an additional \$3.99/month. The board decided that this is not an expense that would be beneficial for the community. Instead, we will just have a list of the upcoming meetings.

New Neighbors:

133 Old Pond has sold. Jason welcomed the new neighbors and asked them to update their contact information. The board has not received anything so Jason will reach back out to them again.

New Violations

Holiday Decorations: It was reported that "in direct view from the street and my front yard, there are still Christmas lights on the front of the home." The homeowner remedied the situation and apologizes for not doing it sooner but was needing to borrow a ladder to do it.

24. HOLIDAY DECORATIONS. All holiday decorations used upon any Lot within the Subdivision shall be removed no later than 30 days after said holiday.

A/C Units: It was reported that an AC unit was visible from the road at a property on Orrie Moss Ct. The homeowner remedied the situation.

31. AIR CONDITIONING. No window unit air conditioners are allowed. Zone units such as used by motels are allowed provided consent is given by the Committee, and further provided that no such zone unit shall be visible from the street. Central heating and air conditioning systems should be located to the side or rear of the house and screened so as not to be visible from the street.

Swimming Pool: It was reported that there is an above-ground pool at a property on Old Pond Rd. Several board members looked but were unable to see a pool. Tiffany is going to look and see if she can see it from her property. We will come back to this once we have more information.

12. SWIMMING POOLS. Above-ground swimming pools are prohibited. Any pool constructed shall be underground and shall be fully covered on all sides and must be located to the rear of the house and suitably fenced to blend with the house as approved by the Committee. The swimming pool shall conform to all setback requirements.

Curbing: It was reported that "Curb is broken up in a section in the corner of lot." We were not given any evidence that the homeowner or people they contracted were responsible for breaking the curb. We will wait to see if the letter that was sent to the attorney has any proof. We will then come back to this once we have more information.

13. MAINTAINING OF CURBING. The Owner of each Lot, particularly during construction, shall maintain and keep in good repair the curbing and streets adjacent to said Lot, and shall replace and/or repair the curbing and the streets that are damaged by himself, his builders, agents or servants.

Property on Orrie Moss Ct: It was reported that there are "extreme amounts of mold visible from my home and from street view . . . large birds nest on at least 3 gutters . . . aluminum building on property. . . lots of different piles of debris that is in my direct view of from my back yard. . . fence- rotted and is falling down. We have had several occasions where the fence has continued to fall on items in our yard. It's out of hand at this point and is very dangerous not to mention an eye sore."

b. MATERIALS. All structures including garages and outbuildings shall be constructed of new material and unless of some brick, rock or other non-fading materials, the same shall be painted and maintained in a good condition at all times. The materials shall be approved by the Committee. No dwellings or out buildings shall be of stucco or of a geodetic dome design, or of any extremely unusual design without the express approval by the Committee. Outbuildings shall be of the same materials as the home, and if the home is to be painted then the outbuildings must likewise be kept painted and maintained in all respects at all times.

e. FENCES. Fencing along the front or sides of any dwelling is prohibited. Fences, if erected, must be located in the back side of the house (opposite of the street). Except for chain-link fences, no other types of fences involving light-gauge metal or wire shall be allowed. In all conditions all fences shall be new and in good condition and shall be maintained in good condition.

c. NEATNESS. The new Owner before and during construction, shall maintain the entire Lot and Lot area in an attractive condition. After construction is completed, the yard at all times must be kept neat, attractive, mowed and tended. Failure to do so is a nuisance.

We will wait to see the photos that were sent to the attorney and then come back to this when we have more information.

Property on Brook Hollow Drive:

It was reported that, "rubbish underneath the backside of their home underneath the back porch that can be seen in plain view and is visible from the street view. It is not appealing to see and is a nuisance. Shrubbery should be concealing those said materials." "Mowing and trimming is not being maintained; there is an old place they would burn trash that has not been used in quite some time. It's now overgrown with weeds and debris and is not appealing and could be a potential safety issue with bedding of snakes and rodents. This is visible from the road on two sides of the home." "There is mold and damage to the siding on the side of the house that is facing the road. The damage has been like this for several YEARS." "Central heating and air conditioning should not been seen from the side of the house"

The homeowner remedied the rubbish underneath the backside of the home, the old fire pit that was overgrown and the mold and damages to the siding.

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The board discussed if we should enforce the air conditioner restrictions due to the fact that there are numerous houses in the neighborhood that are in violation of this restriction and also that the original developer approved the building plans. One board member mentioned that it would only be fair that if this homeowner was sent a violation notice, all homeowners with visible air conditioners should also receive notice, which included himself. So instead of sending a demand letter we are going to look at other ways to address this restriction.

One possible option:

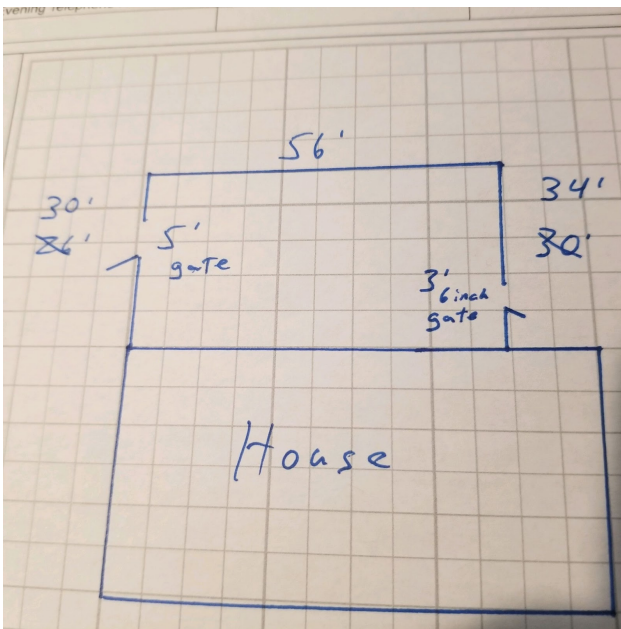
The board discussed changing the restrictions for air conditioning by removing "and screened so as not to be visible from the street" since numerous houses in the neighborhood have air conditioners on the side of the home that are visible from the road.

Fence Inquiry

A homeowner has sent an email to the board in regards to adding an aluminum fence to his yard.

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3. ARCHITECTURAL CONTROL. The Architectural Control Committee (Committee) shall be L. Kent Berry and/or Susan B. Berry so long as a majority of the Lots in said Subdivision remain unsold, or so long thereafter as the Developers desire.



The Board thought the fence was beautiful; however, since it violates the restrictions, they forwarded this request to the architectural control committee for approval. Perhaps this is another area in the restrictions that may need an update.

Upcoming Meetings

Board Meetings: October 16, 2022 @ 4pm

Annual Meeting Workshop: October 23, 2022 @ 4pm

Annual Meeting: November 6, 2022

Adjournment:

Tiffany Fendley made a motion to adjourn the meeting at 5:43pm. Jason Holcomb 2nd. All were in favor. Motion passed.