

Greystone POA Board Meeting Minutes
10.16.22 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

Robert Barker & BJ Edmonds - Residents

Approval of Minutes: Jason motioned to approve the minutes from the board meeting on September 18, 2022. Rich 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 October 9, 2022.

October 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	\$2,312
State Filings	\$60	\$20
Office Supplies	\$150	\$81
Insurance	\$800	\$774
Technology	\$220	\$234
Utilitites	\$10,000	\$7,661
Other	\$120	\$10
Total expenses	\$13,000	\$11,193

Money Left Over	Budget	YTD
Income minus expenses	\$5,800	\$12,522.25

Account Balances:

Checking Account: \$28,630.53 Savings Account: \$13,001.40

Old Business:

Printing:

We are currently at 27 copies for a cost of \$2.70.

Architectural Control:

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.

Per the restrictions, Kent and/or Susan are still the committee. After several failed attempts by the president of the board and the homeowner to contact the committee, the homeowner finally received verbal approval for the fence on 9.30.22 after the vice president personally reached out to Kent. The committee has still not responded in writing to the board. We will discuss more during the new business portion of today's meeting.

Thoughts about the future of ACC: Perhaps amending restrictions for someone who is a builder along with a board member.

Current Violations:

Unmaintained vacant lots: The remaining lots unmaintained are the two that have been ongoing through the attorney. How do we want to move forward? We will send a certified POA demand letter asking them to cut both of their lots. Tiffany will draft this.

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 the pool from the street. Tiffany was able to confirm the pool was removed. The board discussed this and considers this violation closed.

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 a lot. We were not given any evidence that the homeowner or people they contracted were responsible for breaking the curb. No proof was provided in the response sent to the attorney. The board discussed this and considers this violation closed.

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:

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 received new evidence that was sent directly to the attorney. Jason shared that you can't remove nests during nesting season per TWRA. Kate will draft a POA demand letter addressing this issue and it will be delivered in person.

Fencing & Nuisance: The attorney has reviewed both responses from the homeowners. Kate had a phone conference with our attorney and he presented us with options on how to proceed. Please refer to the Phone Conference Minutes file Kate provided. Kate will draft up a response for the attorney to reach back out to the attorney.

Lighting Project:

Jason has reached out to a project manager from Nabco about giving us a general quote for the cost to run power from the closest home breaker box to each light. Jason also asked him if it was possible to give us a quote on converting the current lights to solar.

Tiffany reached out to 2 contractors who responded back to her brother who is an electrician. One is willing to look at the situation and give us a quote.

Kate reached out to an electrician who said that some of the lights should be connected to one another so we would not have to run 27 different lights to different houses. For example, if 5 lights are connected to each other then all 5 lights could run to one house.

The board opened the floor to public participation to allow BJ Edmonds to give advice on this matter since he used to work for a power company. He said that you have to be careful linking too many lights to one circuit. However, Robert Barker brought up that if we convert the lights to LED we could link more lights to one circuit. Robert also said he has a friend in Georgia that could give us a quote on a bulk order of LED light. Kate asked Robert to see if he can get a quote for 30 LED lights and the lifespan of the bulb.

BJ Edmonds also suggested that we look to see if we can put a meter on the lots but that the POA would be billed instead of the homeowners.

New Business:

Bills:

The Cleveland Utilities bills for October totaled \$773.34 and was auto drafted on 10.10.22.

The attorney bill for September was \$187.82. This covered receiving the check from the delinquent account, reviewing letters from responses from homeowners and for mailing things certified mail.

Reimbursement to Kate for the stamps and printing of the postcards for our annual meeting in the amount of \$44.12. Tiffany made a motion. Jason Holcomb 2nd. Kate abstained, 4 were in favor. Motion passed. A check will be written out to Kate to reimburse her.

Entrance Sign:

Tiffany requested we discuss the possibility of the POA purchasing new solar lights for the entrance. All but 1 of the previous lights, purchased by Kate, have disappeared. Tiffany suggested that we add a line item in the budget for maintaining the entrance sign throughout the year. Christen said that if we are going to add the line item to the budget then we need to have an agreement with the homeowners allowing the board to help maintain the entrance sign.

Annual Meeting Preparations

Mailings: Kate and Christen prepared and mailed out the official notices. The meeting is also posted on our website and Facebook page. Kate paid for the postcards and the postage. She presented recipes for reimbursement for the expenses.

Budget: The proposed 2023 budget will need to be prepared by the treasurer so the board can review it at our workshop.

Agenda: The secretary will draft the agenda after consulting with the president so the board can review it at our workshop.

Updating ByLaws and Restrictions

ByLaw Revision Suggestions: Kate presented our ideas to the attorney. The board has received the document that includes his advice on each revision. The board will make a decision about if we want to present these revisions to the homeowners at the annual meeting.

Restriction Revisions: Tabled until the new year

Air Conditioning Units: There are several homeowners in our neighborhood who could be considered violating this restriction and yet it has never been an issue in the past. So the board is wondering if this is a restriction that could be amended considering the ACC approved all building plans.

Architectural Control Committee: Since both the board and homeowners have had difficulty in the past getting a response from the ACC, the board thinks we may need to revise this restriction. Also, per the homeowner who made contact, Mr. Berry did not understand why we were contacting him about the fence approval.

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Website Updates:

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

Since the board decided not to pay the additional \$3.99/month for the calendar, BJ worked out another alternative using the Greystone POA's Google Calendar. He also altered the update contact form so that all new contact information will be entered into a Google Sheet.

New Neighbors:

Bates Pike: Closing takes place on October 20th. We will reach out to the new homeowner's later this month to welcome them to the neighborhood.

Upcoming Meetings

Annual Meeting Workshop: October 23, 2022 @ 4pm

Annual Meeting: November 6, 2022 @ 4pm

November Board Meeting: TBD at the annual meeting once the new board members voted in.

Adjournment:

Rich made a motion to adjourn the meeting at 5:36pm. Christen Edmonds 2nd. All were in favor. Motion passed.