

Greystone POA Board Meeting Minutes
8.21.22 at 4:00pm

Call to Order:

This meeting was called to order at 4:17pm.

Attendance: Kate Barker - President

Tiffany Fendley - V. President/Treasurer

Christen Edmonds - Secretary

Rich Kienlen - At-Large

Jason Holcomb - At-Large

Approval of Minutes: Jason Holcomb motioned to approve the minutes from the board meeting on July 17, 2022. Rich Kienlen 2nd. 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 August 13, 2022.

August 2022

Money In	Budget	YTD
Dues (\$200/lot)	\$18,800	\$18,200
Additional income	\$0	\$3,475
Total income	\$18,800	\$21,675

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	\$6,093
Other	\$120	\$10
Total expenses	\$13,000	\$8,618

Money Left Over	Budget	YTD
Income minus expenses	\$5,800	\$13,057.19

Account Balances:

Checking Account: \$29,465.94 Savings Account: \$13,000.49

Old Business:Printing:

We are currently at 107 copies for a cost of \$10.70.

Current Violations:

Unmaintained vacant lot: The owners remedied the lot on Greystone Lane.

Gravel driveway: The demand letter was sent; however, after further investigation, it was not on their property. The owners of the correct property were contacted and also reviewed the documents. They agree it is their property. There are no restrictions regarding a gravel easement. So this will remain.

Pool Fencing, Loose Dog, Nuisance: demand letters are being drafted and sent by the attorney.

Parking on Street: We sent an email to the homeowners making them aware of the situation. We did not receive a response and the issue is still ongoing. We will draft a letter from the POA to these homeowners. If this is not remedied we will then refer it to the attorney.

Lighting Project:

Tiffany has been communicating with CU via email. CU is sending out employees to evaluate our situation and come up with how we can get the poles metered to the main box. We would pay for the meter box (\$600ish). Then electricity would cost us roughly \$15 per pole per month equaling \$405 per month vs. \$750 per month Saving us approximately \$345 per month. Tiffany will reach out to her contact again to solidify a plan with price points.

Community Yard Sale:

There was some interest on FB for this and a homeowner suggested October 1. Kate will look to see if anyone would be interested in organizing this. If not, Kate will. Tiffany has the signs and post digger for placing signs out in the neighborhood.

New Business:Bills:

The Cleveland Utilities bills for August was \$783.83 and was auto drafted on August 10, 2022.

Our attorney bill is \$1073.81 which was for correspondence with and about a delinquent account and completing and sending demand letters.

Website Updates:

July Minutes need to be added to the website now that they are approved.

We received an email that our domain name will be automatically renewed on September 29, 2022 in the amount of \$24.80. We also received an email about the auto renewal for the website. This will cost us \$209.28 and be due on September 15, 2022. Once this is done we will need to reimburse the Edmonds for the expense.

New Neighbors:

Jason greeted the new neighbors at 111 Old Pond and they were very grateful for the welcome gift!

142 Orrie Moss closed this weekend. Kate will greet the new owner.

133 Old Pond has sold. Jason will greet the new neighbors once they are moved in.

Violations

Unmaintained Lots: This was reported via messenger with photos. We have reviewed the photos and are in agreement that the owners are in violation of the restrictions. We will draft a demand letter from the POA and have those mailed out.

Upcoming Meetings

Board Meetings: September 18, 2022, October 16, 2022, November 6, 2022 potential date for our annual meeting.

Adjournment:

Jason Holcomb made a motion to adjourn the meeting at 5:13pm. Rich Kienlen 2nd. All were in favor. Motion passed.