

# Greystone POA Annual Meeting Minutes

11.03.24

Greystone Lane Cul-de-Sac 3:00pm

**Call to Order:** Tiffany called the meeting to order at 3:07pm.

**Presentation of Minutes:** Minutes for the 09/29/24 meeting were reviewed and approved via email and posted to the website on 10/01/24.

## Officer's Reports:

- President, Tiffany Fendley: Tiffany welcomed everyone to the annual meeting and thanked them for being there. She made sure that everyone in attendance had the opportunity to sign in and welcomed them to ask questions or make comments as we went throughout the meeting. She introduced the rest of the board members and their positions.
- Vice President, Alicia Towles:
- Treasurer, Miggie Castro: Miggie directed us to the expense page of the packet. She mentioned that under May a \$175 charge was placed under annual filing and should have been placed under taxes. Also, there had been a charge of \$20 that will be going in the other section of attorney/filing for recording the bylaws in the month of November. On the budget page she pointed out that we had budgeted for \$11,850 and we have only spent \$9,070.52 so far. The only foreseen expenses for the remainder of the year are our utilities bills. The income from dues total is \$6,440 with 92 out of 94 lots being current. We had additional income from the interest on our accounts in the total of \$103.33. So, we had budgeted for \$6,580 of income and the actual amount at this time is \$6,543.33.
- Secretary, Courtney Allen:
- At Large, BJ Edmonds (absent): Tiffany explained that BJ was unable to attend the meeting today and that he would be missed. She wanted to let the community know that he always does a great job at keeping the website maintained and up to date with information regarding the community. Encouraged the community to utilize the website as a resource to communicate with the board.

## Old Business:

- Bylaws: The attorney reviewed and finalized the bylaws to include proper use for the debit card at no additional cost to the board. These were recorded at the courthouse on 11/01/24.
- Entry Sign: The entry sign maintenance has been brought up by multiple members of the community. In the past the board has scheduled a day of volunteers to landscape the entry sign and aside from Alicia only board members have shown up to help. It has become difficult to maintain with the limited volunteers and the last time anyone has been up there to work was the summer of 2023. Also, we have been dumping the trimmings on Tiffany's personal property instead of paying for disposal. The board has discussed adding \$1,500 to our yearly budget to fund hiring landscapers. This will ensure that the entry sign stays well maintained as it is a representation of the community as a whole. We have gotten quotes from two companies at this time and are working on a third. During discussion of the 2025 budget proposal Jason Holcolmb raised the issue of adding \$1,500 for landscaping of the entry sign when the POA does not own the property it is located on and believes it should be the property owner's responsibility to maintain it or offer to let the POA own that section to continue the upkeep. While the board acknowledges that we do not own the portion of the land the entry sign is located on, we believe the entry sign represents our community as a whole and in keeping the entry sign looking nice it benefits everyone. Rachel Brewer recommended consulting with the attorney to get a definitive answer as to who's responsibility the entry sign maintenance is. Another point mentioned was that just because

we have budgeted for \$1,500 doesn't mean that we have to use all of that money. It is a good cushion to start at and can be adjusted in the years to come as we see what the actual costs look like. When broken down it's \$16 a year per lot that we are asking for to maintain the entry sign.

### **New Business:**

- 2025 Proposed Budget: At this time, the dues are proposed to remain at \$70 per lot. This will require us to use \$6,500 from savings to meet the expected expenses of \$13,080 for the upcoming year. It was mentioned that the reason we have a surplus of money in the savings account is due to the board getting 99% of the community current on their dues back in 2020. Therefore, once that surplus has been depleted in the coming years our dues will eventually need to be increased in order to cover all of our expenses. Miggie clarified that we combined CPA and state filings to prevent confusion on the expense report. Also, we added \$250 for Postal Services because we opened up a P.O. Box. In the past the POA address has been one of the board members' home addresses. Once that person leaves the board the address would then have to be changed as well. This will prevent the address change potentially every three years and former board members receiving documents that are intended to go to the current board. It is noted that the technology budget will be reduced to \$30 for the next couple years because we were able to pay for a 3 year contract with Wix this year.
- Upcoming meeting is scheduled for January 19, 2025. The community was encouraged to attend.

### **Public Participation:**

- Frank Kerze wondered if our Cleveland Utilities bill would eventually decrease due to the lease being fulfilled. Unfortunately, we do not anticipate a decrease in this bill due to inflation and also our contract agreement. The contract that we are in with Cleveland Utilities affords us the peace of mind that any maintenance or replacement of our lights and poles falls on the responsibility of the company at no further cost to us.
- Guy Deloach started off by thanking the board for their contributions to serving the community. His concern was enforcement of deed restrictions regarding cars being parked in the yard for months to years and what should be done if violations are noticed. Tiffany began by explaining that every board has their own agenda and goals. The current board does not seek out restriction violations. We act solely on community submissions. Therefore, if you notice a violation that is bothersome it is the community's responsibility to reach out to the board for further action. This is easily done through the "Contact Us" form on our website. Once a violation is received, we discuss it as a board to determine if in fact it is a valid violation. Next, the board will initially contact the property owner via email. If there is no response within 30 days and the violation is still present we attempt an in person letter delivery. Last resort is contacting the attorney for their assistance in a resolution.
- Brett Peloquin had further questions regarding restriction enforcement and what the turnaround time is for rectifying any violations. Tiffany restated that the property owner is typically allowed 30 days with each contact to reach out to us or fix the issue. Brett's concern is that violations are not being handled in a timely fashion and feels our money would be well spent in expediting contact from the attorney. Courtney's response was that all violation submissions should be handled the same and if our first contact starts from the attorney we should expect them to all come from the attorney. She personally would like to hear from her board first rather than receiving an attorney letter. Again, Tiffany explained that each violation is considered individually and voted on a case by case basis so if a violation needed to be expedited the board has the freedom to shorten the resolution window between contacts. Brett asked how many violations have been resolved up to this point and Tiffany said we only have one outstanding violation at this time. Miggie mentioned that this property owner is still within their 30 days

to remedy the violation. Courtney added that the board also takes into consideration the task at hand. Is the property owner physically/financially capable of resolving the issue? If a property owner needs more time, we want to extend that grace and show them support.

- Frank Kerze suggested having a way of notifying when someone needs help in our community. Alicia recommended if you see something, offer your neighbor help. Miggie reinforced that our website is a good form of communicating with us, to make us aware of needs in our community that we may not know about. Tiffany suggested our Facebook page is another resource of communicating between neighbors but her biggest suggestion is come to the meetings. We meet in person every other month to discuss topics specific to our neighborhood, they are open to the community and are a good way to understand what is going on and what the process looks like. Courtney also suggested running for a position on the board next year to be the change you want to see.
- Lori Holcomb requested a Facebook post to notify the community of upcoming board meetings and Tiffany said she would be better about doing that going forward.

**Adjournment:** Tiffany made a motion to adjourn the meeting at 3:45pm. Alicia 2nd. All were in favor.