

Greystone POA Board Meeting Minutes
7.18.21 at 5:00pm

Call to Order:

This meeting was called to order at 5:13pm.

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 meeting on 6.27.21. Rich Kienlen 2nd. Tiffany Fendley abstained. All were in favor. Motion passed.

Treasurer Report: The expenditures and income through today were presented (see attached) along with where we stand with our annual budget. Below is our budget as of July 18, 2021.

Money In	Budget	YTD
Dues (\$200/lot x 94 lots)	\$18,800	\$20,400
Additional income	\$0	\$0
Total income	\$18,800	\$20,400

Money Out	Budget	YTD
CPA	\$3,000	\$100
Attorney	\$1,500	\$1,433
State Filings	\$200	\$32
Office Supplies	\$200	\$81
Insurance	\$800	\$550
Technology	\$200	\$0
Utilitites	\$10,000	\$5,241
Other	\$100	\$35
Total expenses	\$16,000	\$7,472

Money Left Over	Budget	YTD
Income minus expenses	\$2,800	\$12,928

Dues Collection:

We are down to only 4 lots behind in their dues! 1 account is making monthly payments to pay off their balance while the other 3 are being handled by our attorney.

Audit:

Harting, Bishop & Arrendale

Solomon Accounting Group

Need one more quote

Old Business:

Violations:

Signage: As of today there are still 4 signs remaining on the property.

Printing:

We are currently at 56 copies for a cost of \$5.60.

Projects:

Lighting Project

Purchase all 27 light poles from Cleveland Utilities		Purchasing 180 Lumen Solar Mailbox Lights		Purchasing 300 Lumen Solar Mailbox Lights		Purchasing light poles & mailbox lights	
27 Light Poles	\$4,365.96	Mailbox Lights \$150	\$10,800	Mailbox Lights \$335	\$24,120	27 Light Poles	\$4,365.96
Electricity	\$0	Light Installation	?	Light Installation	?	Electricity	\$0
Prorated Dues for Bates Pike or add 2 poles	?	Electricity	0	Electricity	0	Mailbox Lights	\$10,800
Light Maintenance	?	Light Maintenance		Light Maintenance		Light Installation	?
LED bulbs \$50-\$100	?					Light Maintenance	?
Solar Kits \$500 each	\$13,500						
Electricity	\$0						

						Solar Kits	\$500
Total	\$5,961.44	Total	\$10,800			Total	\$16,761.44

Could we change the CU light bulbs to LED or go solar?

Need prices on meters being installed and installation of the mailbox lights.

Jason mentioned surveying the community to see what direction they preferred. This would give us a more focused direction.

After further investigation, if we purchased the light poles from CU, we would not actually own the light poles but instead the light poles would belong to the homeowners who's meter it's attached to. Therefore that is not a viable option because we can't purchase something that would not belong to the HOA.

Questions:

Light installation on mailboxes would cost? (Jason)

Two new lights and installation would cost from CU for Bates Pike? (Rich)

Cost of solar kits for existing lights? (Rich)

Two new lights from Lowe's for Bates Pike? (Tiffany)

Quote to switch all 27 poles to Solar? (Tiffany)

Welcome Brochure

Kate was able to make contact with the new owners of the Old Pond Rd house. Can we update the brochure to include Five Star Waste?

Annual Meeting

We have selected Sunday, November 7th for our annual meeting. We would like to present our lighting options to the community at this time.

Christen will use our templates from last year to create the notice for this year. We can review it at our August meeting.

Lots for Sale/Pending

For Sale:

Lot 16, 17, 23, 24, 32, 35, 47, 48, 82, 89, 90, 91, 95, 100, 101

Can we create a new page on the website for owners selling lots? Includes restrictions on signage and who to contact prior to closing.

New Business:

Bills:

The Cleveland Utilities bill for this month is \$755.10 and will be auto drafted on August 10.

We have not received an attorney bill at this time.

Website Update:

BJ updated the homepage to include things happening in our area along with local info. We are very grateful that he updates and maintains this site for us at no cost.

Updates Needed

Home Page: Remove the comma between Fitness and &

Local Utilities Page: Could we add Five Star Waste under trash collection?

Minutes Page: Upload June approved minutes.

Annual Dues Page: Update to say over 95% of owners have paid their dues in full.

By Laws

Please be prepared to go over Article I & II from our By Laws.

August Meeting

Next monthly meeting will be on August 29th @ 5pm.

POA Workshop on August 15th @ 5pm.

Other:

Adjournment:

Tiffany Fendley made a motion to adjourn the meeting at 6:28pm. Jason Holcomb seconded. All were in favor, Motion passed.