

Greystone POA Annual Meeting Minutes

11.5.23

Greystone Lane Cul-de-Sac 3:00pm

Call to Order: Tiffany called the meeting to order at 3:03pm.

Presentation of Minutes

This was not discussed during the meeting but the minutes from 10.15.23 were posted on the website once they had been approved by the board.

Officer's Reports:

- President: Tiffany welcomed the community and said that it was a pleasure to serve the community for another year. She told them that the board communicates through Facebook, email and the website. She invited them to reach out with any concerns or questions and to the board meetings throughout the year.
- Vice President: She told the community she appreciated the opportunity to serve our wonderful community and especially my fellow board members for showing me the ropes as this was a completely new experience for me. I assisted in keeping our Facebook page updated so our community can continue to be involved and informed of meetings and events taking place. She invited the community to reach out with any suggestions for the board.
- Treasurer: Kate reviewed our expenses and income over the past year. She showed the 2023 operating budget as of October 28. The only outstanding items for the year are the remaining utility bills and a bill from the attorney. Although we were slightly over for office supplies this year, the Board is projected to end the year under budget!
- Secretary: I want to thank the community for allowing me to serve them for the last 3 years. I have enjoyed being the secretary and helping get things organized for future boards moving forward. Over the three years, I have had the opportunity to work alongside some great board members who no matter what always had our neighborhood's best interest in mind.

Old Business:

- Liens/Delinquent Accounts
 - Kate thanked the community for working hard to ensure their dues were sent in on time. We are currently at 99% of accounts paid in full. After numerous failed attempts to collect the remaining dues, the Board had the attorney update the lien on the delinquent account to include the most current missing dues.
- Website
 - Christen told the community that over the last three years, we have been paying yearly subscriptions for our hosting site and domain name. Although the annual subscription price hasn't changed much over the three years, the board has realized if we were to sign up for a 3 year subscription, we could save up to \$500.

Christen presented to the community what the yearly subscription has been in the previous years and then showed them what the board could save by signing up for a 3 year subscription. She also told the community that the reason the board hasn't signed up for a 3 year subscription is because our bylaws prohibit the board from entering into any type of contract with a third party without a vote from the community. She ended by telling them that they would have a chance to vote to approve the board entering into a 3 year subscription when time for renewal comes up in September 2024.

- Bylaws
 - Jason told the community we have presented the amendments to the association at the last two annual meetings. Tiffany let them know that the only other addition has been adding language describing how the new debit card may be used by the directors. A community member asked the reasoning behind updating the bylaws and if the cost was worth going forward. Tiffany told the community that she believes that since the bylaws have already been reviewed by the attorney that there shouldn't be much additional cost.

Public Participation: members wishing to address the board may sign up for a 2 minute slot.

New Business:

- 2024 Budget (Kate)

Kate presented the proposed 2024 budget. This will be voted on in January at the first meeting of 2024. The only differences the Board has proposed is monies for the front entrance and a slight increase in the "Other" category. She reminded the community that they can review this budget at their leisure and submit any suggestions or concerns to the Board via the website. The Board will then review those prior to finalizing and adopting the 2024 budget.
- Election of New Directors (Tiffany)
 - Verify Quorum: We didn't have enough people at the meeting to allow us to vote.
 - Candidates speak
 - BJ Edmonds: He was unable to attend the meeting due to a wedding so Tiffany read his speech: "My name is BJ Edmonds and it would be an honor to serve on the Greystone POA board of directors. I have been a property owner for the past 12 years and have lived at 269 Brook Hollow Dr SE for the past 4 years. I have enjoyed watching this community grow and getting to know some of you well. It's been a pleasure over the last three years to work alongside the board creating and maintaining a beautiful website for our neighborhood. As a board member for the Greystone POA, I would like to make sure that there is always a great line of communication between the Board and the property and homeowners."

- Miggie Castro: She stated she was interested in being a part of the board but wasn't sure what the requirements were to be a part of the board.
 - Alicia Towles: She stated that she would be willing to take a position on the board.
- Voting
 - So we are going to pass out ballots to those who are in attendance and then the board will gather votes from the remaining lot owners to get the rest of the votes to make a quorum.
- Voting of the Bylaws and Website Subscription
 - Since we have not been able to get the wording in regards to the checkcard reviewed by the attorney, we decided we would wait on voting on the bylaws.
 - However, the community did go ahead and cast their votes on entering into a multi-year subscription with Wix.com to save the community money and the board will gather votes from the remaining lot owners.
- Upcoming Meeting Date
 - Since we didn't have a quorum at the meeting, the dates will not be decided until voting on the new board members before scheduling a new meeting.

Public Participation: members wishing to address the board may sign up for a 2 minute slot.

Alicia Towles: She wondered what the dues for the new year would be. Tiffany and Kate informed the community that would be a decision made by the new board

Guy Deloach: Thanked the board for all their hard work. He gave a shout out to BJ for the website. Then he brought up restrictions and how they are handled when they are not being followed. Who is responsible for enforcing them? Tiffany told the community that we ask for them to report any violations that they see because as a board we don't go around looking for violations. When we get an email from homeowners, the board reviews the violations and decides how to move forward. We try to reach out to the homeowners first and see if we can get it resolved. If the violation is not resolved, then we get the attorney involved.

Adjournment: Tiffany Fendly made a motion to adjourn the meeting at 3:59pm. Courtney Allen 2nd. All were in favor.