

Greystone POA Board Meeting Minutes
5.23.21 at 3:00pm

Call to Order:

This meeting was called to order at 3:11pm.

Attendance: Kate Barker - President

Tiffany Fendley - V. President/Treasurer

Christen Edmonds - Secretary

Rich Kienlen - At-Large

Absent: Jason Holcomb - At-Large

Approval of Minutes: Tiffany Fendley motioned to approve the minutes from the meeting on 4.25.21. Christen Edmonds 2nd. All were in favor. Motion passed.

Treasurer Report: The expenditures and income through May were presented (see attached) along with where we stand with our annual budget. Below is our budget as of May 23, 2021.

Money In	Budget	YTD
Dues (\$200/lot x 94 lots)	\$18,800	\$19,240
Additional income	\$0	\$0
Total income	\$18,800	\$19,240

Money Out	Budget	YTD
CPA	\$3,000	\$100
Attorney	\$1,500	\$1,254
State Filings	\$200	\$32
Office Supplies	\$200	\$81
Insurance	\$800	\$550
Technology	\$200	\$0
Utilitites	\$10,000	\$3,738
Other	\$100	\$25
Total expenses	\$16,000	\$5,780

Money Left Over	Budget	YTD
Income minus expenses	\$2,800	\$13,460

Dues Collection:

92% of the lots have been paid for in full. We are working diligently on collecting the remaining 8%.

Old Business:

Violations:

Signage: Kate spoke with the attorney on May 10th. She shared the board's understanding of the statute and how we do not see it applying to this violation. He agreed and will be drafting a response to the homeowners which will be sent to the board for approval. We will update the complainant in person before our next board meeting.

Printing:

We are currently at 45 copies at this point which amounts to \$4.50.

Projects:

Lighting Update

- Price on higher lumens light: Rich will reach out to the company again for this.
- Cleveland Utilities charges for purchasing the poles for ourselves.
- Questions we still have: What would CU charge us for bulb changes as necessary if we kept all, 4, or 2? Can we get a price quote on this from a 3rd party? Our current usage is \$78 for all 27 which turns out to be \$2.88 per light pole. Once metered, should we expect this to be higher?
- Meeting with Cleveland Utilities was done via phone. They quoted us \$4,341.44 for all the poles. What would be the cost for keeping 4? 2? Each light would then need it's own meter. CU suggested it go to the nearest home.

Maintaining Entrance Sign:

Kent Berry kindly mulched in front the entrance sign this past weekend. We will still trim the bushes after today's meeting. If mulch is needed, we have already approved the purchase of 1 yard of mulch.

Taxes

The CPA completed our taxes. We owe \$0 to the IRS. It cost \$100 to have the taxes prepared. We then paid \$4.60 to have them mailed via certified mail. We have confirmation that they were received by the IRS on Monday, May 17. Kate paid for the postage and has completed a reimbursement form. Tiffany Fendley motioned to reimburse Kate in the amount of \$4.60 for the postage on the POA's taxes. Rich Kienlen second. All were in favor. Motion passed.

Community Yard/Garage Sale

Missy is thinking June 12th would be a great day for our community sale. She said we can post her phone # in the post informing the community of an upcoming sale and to keep an eye out for updates which she will then post. Thank you Missy Shaw for spearheading this! Tiffany will look into the cost of posting this in the Cleveland Daily Banner.

Dumpster

After some discussion we decided against this.

Welcome Brochure

Kate and Lori have scheduled a day to work on this. They will share their draft once it's complete.

New Business:

Bills:

The Cleveland Utilities bill for this month is \$747.99 and will be auto drafted on June 10.

We have a new bill from our attorney. This included: reviewing the response to our demand letter for past dues, reviewing the response to our demand letter on the signage violation, reviewing the new statute to see if it relates to the signage violation, and working on the next round of demand letters. The total was \$494.84 however he gave us a \$100 courtesy discount. Christen Edmonds motioned to pay the attorney in the amount of \$394.84. Tiffany Fendley 2nd. All were in favor. Motion passed.

Website Update:

Thank you to BJ Edmonds for maintaining this for us! The website will be up for renewal on September 14, 2021 with the cost of \$183.12 and the domain name will be up for renewal on August 29, 2021 with the cost of \$24.85.

Dues Page: We've collected **92%** of all owed dues.

Minutes Page: Upload April approved minutes.

Lots for Sale/Pending

Lot 86

June Meeting

Next meeting will be June 27th at 5pm.

Other:

Neighborhood 4th of July gathering...we will be discussing this further.

Adjournment:

Motion to adjourn the meeting and reconvened in executive session to discuss the delinquent accounts. Tiffany Fendley made the motion. Rich Kienlen 2nd. All were in favor. Motion passed.

Meeting adjourned at 4:06pm