

Greystone POA Board Meeting Minutes
7.17.22 at 4:00pm

Call to Order:

This meeting was called to order at 4:20pm.

Attendance: Kate Barker - President

Tiffany Fendley - V. President/Treasurer

Christen Edmonds - Secretary

Rich Kienlen - At-Large

Jason Holcomb - At-Large

Approval of Minutes: Christen Edmonds motioned to approve the minutes from the board meeting on June 5, 2022. Rich Kienlen 2nd. Tiffany Fendley and Jason Holcomb abstained. 3 were in favor. 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 July 13th, 2022.

2022 YTD Budget

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	\$727
State Filings	\$60	\$20
Office Supplies	\$150	\$70
Insurance	\$800	\$524
Technology	\$220	\$0
Utilities	\$10,000	\$5,310
Other	\$120	\$10
Total expenses	\$13,000	\$6,760

Money Left Over	Budget	YTD
Income minus expenses	\$5,800	\$14,914.83

Old Business:

Dues:

Demand letters were sent on June 28th to 3 homeowners, one of which sent us a check and another one responded directly to the attorney. We will discuss this in detail during the executive session.

Taxes:

The CPA sent another bill for \$100 in which Kate called to clarify. The CPA confirmed that they had received our check which had cleared the bank and that the bill was sent in error. Kate requested a new statement be sent showing that our balance was \$0 which she received this week. Jason mentioned Jeffers Income Tax & Bookkeeping on Lee Highway as an option for next year.

Printing:

We are currently at 99 copies for a cost of \$9.90.

Current Violations:

Unmaintained vacant lot: Still not in compliance, our attorney responded with our restrictions that even vacant lots must be maintained.

c. NEATNESS. The new Owner before and during construction, shall maintain the entire Lot and Lot area in an attractive condition. After construction is completed, the yard at all times must be kept neat, attractive, mowed and tended. Failure to do so is a nuisance.

Gravel driveway: A demand letter was sent and we are awaiting a response.

Lighting Project:

Tiffany has sent our CU contract to Jeremy Chastain for review. Tiffany will speak with him about our options for wiring the light poles and getting them metered. We hope to have our final options next month and we will present to the homeowners at our annual meeting.

Community Yard Sale:

Tiffany paid for the ad in the newspaper that advertised the last garage sale and kindly declined reimbursement for her expenses. Thank you Tiffany!

Kate posted on FB to see if anyone would like to organize a fall sale.

New Business:

Bills:

The Cleveland Utilities bills for July was \$768.55 and was auto drafted on July 12, 2022.

Our attorney bill is \$192 which was for a telephone conference about the 3 delinquent accounts along with the unmaintained lot violation.

Website Updates:

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

New Neighbors:

Jason went by to welcome the new neighbors at 111 Old Pond Road but found they haven't moved in yet. He will keep checking for them to greet them and have them give us their contract info.

142 Orrie Moss has sold. Kate will greet the new neighbors.

Violations:

The following violations were reviewed by the board. The board decided that the evidence provided did prove the owners were in violation of the restrictions.

Pool Fencing: A demand letter will be sent

12. SWIMMING POOLS. Above-ground swimming pools are prohibited. Any pool constructed shall be underground and shall be fully covered on all sides and must be located to the rear of the house and suitably fenced to blend with the house as approved by the Committee. The swimming pool shall conform to all setback requirements.

Loose Dog: A demand letter will be sent.

18. ANIMALS. No animals of any kind shall be raised, bred or kept on any Lot, except for dogs and cats provided that they are not kept, bred or maintained for commercial purposes. Not more than two pets are permitted on any one Lot. No animals shall be allowed to run free and must be confined by leash or fence to the property of the owner.

Parking on Street: An email will be sent, just like we've done previously for this issue.

27. ON-STREET PARKING. There shall be no "on street" parking by anyone in said Subdivision on a regular basis.

Nuisance: A demand letter will be sent.

20. NUISANCES. No noxious or offensive activity shall be carried out upon any Lot, nor shall anything be done therein which will be or may become an annoyance to the neighborhood. The having or allowing of a tractor trailer or any trailers used or to be used as living quarters or junk, such as appliances, shall constitute a nuisance, per se. Furthermore, the leaving of automobiles upon the street, whether dismantled or otherwise shall likewise constitute a nuisance, per se. Also, the non-removal within ninety (90) days after occupancy of any building materials, such as blocks, bricks, lumber, etc., from the street view shall be a nuisance, per se. And if the dwelling has been damaged or destroyed and is not repaired or removed within six (6)

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months, the same shall constitute a nuisance, per se. There are other nuisances specified in the various other paragraphs of these restrictions.

Upcoming Meetings

Board Meetings: August 21, 2022, September 18, 2022 (All meetings will be held at 4pm)

Adjournment:

Rich Kienlen made a motion to adjourn the meeting at 5:19pm. Jason Holcomb 2nd. All were in favor. Motion passed.