

Greystone POA Board Meeting Minutes
4.25.21 at 5:00pm

Call to Order:

This meeting was called to order at 5:21pm.

Attendance: Kate Barker - President

Tiffany Fendley - V. President/Treasurer

Christen Edmonds - Secretary

Rich Kienlen - At-Large

Jason Holcomb - At-Large

Approval of Minutes: Tiffany Fendley motioned to approve the minutes from the meeting on 3.21.21. Rich Kienlen 2nd. All were in favor. Motion passed.

Old Business:

Dues Collection:

We have collected \$19,160 in dues. 90% of our homeowners have paid. That leaves us with 9 unpaid lots.

Violations:

Signage: This violation is currently being handled through our attorney. New legislation has passed in TN regarding associations' right to limit signage. After reviewing this legislation, the board feels it does not apply to this violation and agreed to continue to pursue the violation with the assistance of our attorney. Kate will inform the attorney we'd like to proceed.

Printing:

We are currently at 33 copies at this point which amounts to \$3.30.

Projects:

- Lighting Update
 - Rich returned the mailbox light. The company said there are brighter lights, since a concern of ours was the amount of light. She will send a price for a light with more lumens. Tiffany is also going to look into Cleveland Utilities charges for purchasing the poles for ourselves. Jason & Rich will schedule a meeting with Cleveland Utilities to review all our options.

Maintaining Entrance Sign:

The property owner of the lot with the Greystone sign gave us permission to landscape the area. We will work on the front sign on Sunday May 23. We discussed purchasing 1 yard of dark mulch from Jackie Evans for \$28 plus tax and then hand trimming the bushes. Jason Holcomb motioned to approve a purchase on 1 yard of mulch for the front sign. Tiffany 2nd. All were in favor. Motion passed.

Annual Filing

We have confirmation from the Secretary of State's office confirming our annual filing was received and approved.

Taxes

Kate reached out to the CPA for confirmation on the taxes and is waiting to hear back. She will call again to get an update.

Community Yard/Garage Sale

We'd love to have this happen this year. Missy Shaw said she'd be willing to organize this. We will post on FB to see who would like to help/participate.

New Business:

Bills:

The Cleveland Utilities bill for this month is \$752.25 and will be auto drafted on May 10.

We have a bill from our attorney. This includes writing the dues demand letters and the violation letter, along with having them sent via certified mail. The total is \$677.72. Tiffany Fendley motioned to pay the attorney in the amount of \$677.72. Christen Edmonds 2nd. All were in favor. Motion passed.

Website Update:

Dues Page: A message thanking everyone for paying. We've collected 90% of all owed dues.

Minutes Page: Upload February & March approved minutes.

Map Page: "were" combined. Lot 72 & 99 do not exist.

May Meeting

Next meeting will be May 23 at 3:00pm.

Other:

Dumpster

An idea was floated to see if the neighborhood may want to go in together to get a dumpster during the garage sale. Rich will look into pricing.

New Owners

We'd like to formally welcome new owners to the neighborhood. We can take turns greeting new owners. We discussed having a handout or package with FAQs and info to help them. (website, trash providers, internet/cable providers) Kate has a brochure started and she will reach out to Lori Holcomb to create a rough draft for the board.

Adjournment:

Jason Holcomb motioned to adjourn the meeting and reconvene in executive session to discuss the delinquent accounts. Rich Kienlen 2nd. All were in favor. Motion passed.

Meeting adjourned at 6:10pm