

Greystone POA Board Meeting Minutes
5.1.22 at 4:00pm

Call to Order:

This meeting was called to order at 4:15pm.

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 March 20, 2022. Rich Kienlen 2nd. Tiffany abstained. All 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 April 26, 2022.

2022 YTD Budget

MONEY IN	BUDGET	YTD
Dues	\$18,800	\$17,200
Additional income	\$0	\$3,475
TOTAL INCOME	\$18,800	\$20,675

MONEY OUT	BUDGET	YTD
CPA	\$150	\$0
Attorney	\$1,500	\$535
State Filings	\$60	\$20
Office Supplies	\$150	\$70
Insurance	\$800	\$524
Technology	\$220	\$0
Utilities	\$10,000	\$3,029
Other	\$120	\$10
TOTAL EXPENSES	\$13,000	\$4,188

MONEY LEFT OVER	BUDGET	YTD
Income minus expenses	\$5,800	\$16,487

Old Business:

Dues Collection:

This month Kate has been working on making contact with the delinquent owners. She reminded them about the missing dues and gave them a late notice. She has been able to make contact with the majority of owners and has received several payments.

We have received 95% of the dues and currently have 4 owners who are delinquent. Kate has a phone conference with the attorney on May 4. At that time, she will refer any remaining delinquent accounts to him. This means attorney fees will be requested along with the dues. We will discuss this in further detail during the executive session.

Taxes:

The CPA received all our documents in February. Kate called and checked in with them in March and they assured her the taxes would be done. Kate checked in again in April and they said they'd be done. Come the deadline, the CPA was not able to complete them so they filed for an extension. They will reach out once they have completed our taxes. Kate asked if they could be electronically filed and they said yes. They will just need an electronic signature via SmartVault, their document service.

Printing:

We are currently at 80 copies for a cost of \$8.00.

Violations:

2 out of the 3 owners have remedy the violations that had been reported by an owner. The attorney has drafted and sent a demand letter for the one noncompliant owner. They received this notice on March 28 and the grass is still not cut. Kate has reached out to our attorney to see what our next steps are.

Lighting Project:

Tiffany reached out to multiple electricians.

Cons of Solar Panels: Are extremely bulky and difficult to keep up. The box would be showing. They aren't very bright. Also, you still need to wire them to a home.

Wiring poles to the house: In many subdivisions, that homeowner is responsible for the \$15-20 bill. This would involve using a "ditch witch" to bury cable and it would connect directly to their box. HOA could possibly incentivise this with dues reduction.

CTing a transformer: They add a CT (current transformer) with a meter to calculate the electricity used on that wire feeding the light pole.

We ran numbers to see which of these options would benefit the neighborhood financially. We will continue to crunch numbers and also gather more information so we can decide what the most financially beneficial option would be for the neighborhood.

Blind Hill @ Entrance:

A homeowner brought up ways to help with the blind hill at the entrance to the subdivision. Jason looked into some options. He called the Bradley County Road Department and the lady he talked to said they don't put up convex mirrors and you are not allowed to put one on a light pole. She said one option would be to put a sign on both sides that said "Hill Blocks View" to make drivers aware to slow down.

Jason also found out that the **county road easement** is 20 feet from the center of the road on each side.

Rich Kienlen motioned to have Jason call back to the Bradley County Road Department to have the two signs that say "Hill Blocks View" installed on both sides of the road on each side of the hill at no cost to the association. Jason Holcomb second. All were in favor. Motion passed.

New Business:

Bills:

The Cleveland Utilities bills for March was \$753.90 and was auto drafted on March 11, 2022. The bill for April was \$754.78 and was auto drafted on April 12, 2022.

The attorney bill for April is \$79.33 which was for work on demand letters.

Website Updates:

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

Update Dues page: "Dues for Greystone are \$200 per lot and due each year by March 1. Thank you to all who have paid their dues. Outstanding balances that have not been received by May 1st will be considered delinquent."

Add Budget page under Resources: Include the adopted 2022 budget.

Ocoee Utilities:

A homeowner reached out to Kate about the damage to her private property that Ocoee Utilities made when fixing a leak in the water line. Kate will reach out to another homeowner about who the best person would be to contact to get something done.

Community Yard Sale:

There are many homeowners who are interested in having a community yard sale but no one is willing to volunteer to head things up. Tiffany said she would organize it. The board decided on May 21st as the date for the yard sale. She will get quotes to have an ad in the newspaper to advertise.

Memorial Day:

We discussed that we are short on time to organize this but would love to do a 4th of July event. Jason will reach out to the Peloquins to see if they'd be interested in organizing it.

New Neighbors:

111 Old Pond Road. Jason will welcome them and ask them to fill out the contact information through our website.

Restrictions:

We reviewed section 20 of our restrictions. We discussed what qualifies as a nuisance.

"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" as according to Section 20 of our restrictions.

Kate is going to talk to our attorney what steps could we take to enforce this restriction if we do have a formal complaint from homeowners.

New Violations:

A homeowner has brought to the board's attention that one of the new homes still has a gravel driveway that needs to be paved. Kate is going to talk to the attorney to draw up a demand letter to send to the homeowners.

Entry Sign

The entry sign area needs to be cleaned up. There are a lot of weeds that need to be cleared and the bushes need to be trimmed. Kate will reach out to Ben Berry to see if he can have his landscaping company work on the sign or if he will give the board permission to clean it up.

Kate will talk to the attorney about if it's possible to add to the restrictions where the board would be responsible for the upkeep of the front sign.

Upcoming Meetings

Board Meetings: June 5, 2022 , July 17, 2022, August 21, 2022, September 18, 2022 (All meetings will be held at 4pm)

Adjournment:

Christen Edmonds made a motion to adjourn the meeting at 6:02pm. Rich Kienlen 2nd. All were in favor. Motion passed.