

Greystone POA Board Meeting Minutes
1.9.22 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: Tiffany Fendley motioned to approve the minutes from the board meeting on November 14, 2021. Rich Kienlen 2nd. 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 the End of Year as of December 29, 2021.

2021 EOY Budget

MONEY IN	BUDGET	YTD
Dues	\$18,900	\$20,400
Additional income	\$0	\$0
TOTAL INCOME	\$18,900	\$20,400

MONEY OUT	BUDGET	YTD
CPA	\$3,000	\$100
Attorney	\$1,500	\$1,739
State Filings	\$200	\$32
Office Supplies	\$200	\$278
Insurance	\$800	\$800
Technology	\$200	\$208
Utilities	\$10,000	\$9,018
Other	\$100	\$60
TOTAL EXPENSES	\$16,000	\$12,234

MONEY LEFT OVER	BUDGET	YTD
Income minus expenses	\$2,900	\$8,166

Old Business:

Lighting Project:

Create proposals:

1. Replacing the poles and converting them solar
2. Buying solar mailbox lights for every homeowner

Each proposal will include the cost and estimated timeline for completion based on funding.

Kate calculated that we have given \$91,037.44 to Cleveland Utilities since 2012. At the end of next year, we will hit \$100,000.

Dues Collection:

Demand letters have been sent out to the lots that are still behind in their dues. We have received a response from one owner. We will discuss this in detail during the executive session.

Kate and Christen typed up the 2022 Dues Letter. It has been sent to our attorney for review and he approved of them. The board approved the letters and they will be sent out January 17th.

Possible Digital Dues Payment:

Jason will explore the fees involved in the options (Venmo, PayPal, Website)

Venmo: does not charge a fee, but it would need to be set up with a phone number for the association.

This would need to be changed as board members change. They charge a 1.9% transaction fee.

PayPal: need a business account, does take a fee unless Friends & Family is selected. This means if they don't select F&F, we would not be receiving the full \$200 per lot.

Website: We would need to upgrade to a business account to accept payments. We currently pay \$14 per month. Upgrading would cost us \$23 per month or \$108 more to accept these payments.

New legislation will require Venmo or PayPal to send a 1099 for any amount collected for \$600 or more. (Kate will ask our tax preparer how this would impact us.)

Audit:

Tiffany Fendley will meet with Rick Kienlen and Jason Holcomb to go over the books for 2020-2021.

Need a 3rd party. We have 3 candidates. We will reach out to them and select a date for the books to be reviewed.

Printing:

We are currently at 50 copies for a cost of \$5.00

New Business:

Bills:

The Cleveland Utilities bill for last month was \$754.39 and was auto drafted on December 10th.

The attorney bill for December was \$136.00. This included email correspondence regarding the architectural review committee and review of Bylaws.

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2022 Budget

We reviewed the 2022 budget. We have not received any questions via the website or email regarding the 2022 budget.

Do we want to add anything to the budget before we approve it?

Jason Holcomb made a motion to approve the 2022 Budget. Christen Edmonds 2nd. All were in favor. Motion passed.

Tiffany is looking into different account options that would allow us to possibly earn some interest on any money set aside for reserves and projects. She will be asking about CD rates, money market accounts, and other account options that don't require a monthly fee.

Violations

A homeowner posted on Facebook about a couple of lots in the neighborhood who are not abiding by the restrictions. They have been asked to submit it to the board via email. We never received an email however we will send demand letters to the owners of these lots. After driving the neighborhood, it has been determined that 3 lots have not been maintained. One lot has recently sold so we reached out personally to the new owners letting them know the grass needs to be cut. We will also be sending out demand letters to the owners of these lots.

By Laws

Kate sent an email to see if our attorney had a chance to review the revisions we are wanting to make to the ByLaws. He said he would look over them the first week of January.

February Meeting

We will meet on February 20, 2022 @ 4pm.

Lighting Workshop on January 23, 2022 @ 4pm.

Other:

Adjournment:

Jason Holcomb made a motion to adjourn the meeting at 5:14pm. Rich Kienlen 2nd. All were in favor. Motion passed.