

Greystone POA Annual Meeting Minutes

11.6.22

Greystone Lane Cul-de-Sac 4:00pm

Call to Order: Kate Barker called the meeting to order at 4:08pm.

Presentation and Approval of Minutes The minutes from the meeting on 10.16.22 were reviewed. Jason Holcomb noticed a typo that was corrected. The word “from” was used when it should have said “for.” Jason Holcomb motioned for the minutes to be approved. Tiffany Fendley 2nd. All were in favor. Motion passed.

Officer's Reports:

- President
 - Kate welcomed everyone. It was a large turn out. She stated she was very proud of all the time the board has volunteered to complete everything over the past year. She then reviewed the protocol for open meetings. It is “open to all members, but members other than Directors may not participate except during public participation. She explained the reason for this is so that the Board can maintain order and when people do speak, we hear all that they have to say. When people shout out and interrupt, we may miss important information. She encouraged people to come up and sign up to participate at any time during the meeting. To ensure there was enough time to gather input from everyone there were 2 sections on the agenda for public participation.
- Vice President/Treasurer
 - Tiffany started off by reviewing the 2022 Budget. She reviewed the total income collected this year along with all the expenditures by category thus far. She mentioned the fees for the website did increase over the last year.
 - Tiffany also explained that she went into the bank to try and get the monthly \$5 fee removed. Not only did she have that removed, but was also able to get us an interest bearing account for the POA's funds.
 - Finally, the details of the expenses and income were reviewed by month.
 - The balances as of 11.6.22 are: Savings Account: \$13,002.95 Checking Account: \$27,625.25
- Secretary
 - Christen started off by letting the homeowners know her first goal was to have open communication with the homeowners. As soon as the minutes are approved, she works alongside her husband who has volunteered to take over and work on our website for the community to get the minutes posted to the website as quickly as we can. Her husband also found a way to link our Greystone POA calendar to the website so that the community knows when the board meetings will be so if they so choose they can attend the meetings.

Old Business:

- Liens/Delinquent Accounts
 - Tiffany started by letting the community know that when we started two years ago, one of our goals was to address and resolve the liens. She misspoke and said there were 12-14 liens; however, back in 2020 there were 7 liens with 14 delinquent accounts. The board went door to door and worked really hard to resolve these liens and are now down to 1 lien. This year, we have collected 99% of dues owed.
- Website
 - Christen readdressed that BJ has been working hard to maintain the website and make sure that minutes are posted and current events are added.
- Lighting Project
 - Rich started off by talking about how we had spent the last 2 years trying to find a solution to our lighting situation because it is the most expensive budget item. We looked into mailbox lights but didn't feel it would give us enough light because our houses are too far away.
 - Jason told the homeowners, we then had Nabco Electric come into our neighborhood and gave us some options. They are a reputable company. We were given 3 options from Nabco. The first two include converting the lights to solar lights. This would involve us purchasing the poles and solar kits and then having Nabco install them for us. The third option involved metering the lights.
 - Option 1: Solar Kit \$25,000 (labor and fixtures installed)
 - Option 2: More Expensive Solar Kit \$47,000
 - Option 3: Nabco reviewed the electrical schematics for the streetlights and proposed installing 15 meters. We would then only be paying for maintenance and electric bill. \$53,000
 - Kate made sure to reassure the homeowners that the board will not proceed with anything regarding the lights without first seeking the approval of the homeowners. We will have a special meeting in the spring once all the quotes are received and we have collected all the information we need to make an informed decision on the best way to proceed.
 - Rationale for the lighting project, we have spent over \$98,000 (\$98,698) on the light poles in the past 10 years with nothing to show for it. We feel that although this is a very costly project that in the end it would potentially save the homeowners money. This is currently 77% of our annual budget.
- Bylaws
 - Christen addressed the homeowners by letting them know that we started revisions to our ByLaws last year but we wanted to make sure everything that we were making changes on was legally sound. She also let them know that we make sure everything we do as a board goes along with our ByLaws and therefore we are constantly reading and referring to our ByLaws throughout the year. Therefore, we presented the changes we wanted to make to our attorney for approval and he gave us his advice on moving forward.

- Christen then went over the changes that the board wanted to make with the homeowners and gave the rationale for each change. She then let the homeowners know that we would be voting on the changes at the special meeting in the spring and to contact us if they had any questions or concerns regarding the changes.
- Trash Service
 - Jason reminded the homeowners that last year the board had brought up the possibility of trash services. He let them know that he did do some research at the beginning of last year, however the trash service talk has been tabled until we make a decision on the lighting project. He did mention that we do have 3 to 4 trash services that come through our community at any given time and that the purpose had been to get some money freed up in our budget to allow trash services to be included in our POA dues and therefore also reduce the amount of traffic in our neighborhood. However, since we haven't made a decision about our lighting then we are going to table the trash discussion until we make a final decision.

Public Participation: members wishing to address the board may sign up for a 2 minute slot.

Alicia Towles: She had a question about the solar lights. She asked if the lights would be added to our current poles and if so how does that work with them belonging to Cleveland Utilities. We told her that we would purchase the lights from CU before converting to solar. The last price quote we received was \$4,365.96. But this quote drops as we continue with our current lease.

Dan Fendley: He said he would rather spend more money to get a better product. He also said he would rather have brighter lights. The cost of electricity for one pole is just under \$3 per month.

Ben Berry: He expressed his belief that "less is best." He was asking about the discrepancy between what we are bringing in and what we are spending. He believes that homeowners should keep their money and spend it the way they see fit instead of collecting money that we aren't spending. He explains that years ago there was minimal involvement by the POA and lower dues \$60 with less services. He also mentioned that moving forward, anyone feeling the same way, he'd love to support them as Directors on the Board.

Gary Parkhill: He asked the board how one can address the board with any questions about the budget. Kate responded by telling them that yes, you can email the board with any questions or submit your request via the website. Any feedback will be reviewed and considered by the

Board before the vote on the budget in January. He then asked about receiving a response. He was told to give the board 1 week to respond.

Guy DeLoach: He asked at the spring meeting if we would have a cost/benefit analysis along with details on lumens for lighting options. We explained that those concrete numbers would be given so the community can make an informed decision.

Dan Fendley: He also asked if the lights would be metered to houses and we told him that no they'd be metered on each circuit. He also made the point that in the long term it would cause our dues to go way down.

Kate asked if there was anyone interested in helping with reviewing all lighting options to please volunteer. They can contact us via the website, FB, email, or stop by her house.

Martin Franks: Martin asked if the Board had an objective of increasing the amount of light. Kate explained that there was no plan to increase the lighting except for including Bates Pike residents.

New Business:

- 2023 Budget
 - Tiffany addressed the members about the new budget being proposed. We have taken inflation into consideration.
 - She brought up adding a budget line item to decorate & maintain the entrance sign. She explained it is a focal point and asked for feedback from the community if they'd like to pursue this.
 - Kate reminded everyone to submit feedback to the board before the January meeting.
- Election of New Directors
 - Verify Quorum
 - Christen counted those that were in attendance and those that had signed proxies to verify that we had a quorum which is 48. We had 50 owners represented and therefore had a quorum.
 - Candidates speak
 - Courtney Allen addressed the homeowners and said she thought it would be nice to get more involved in the community. She's lived in the community for 3 years and she loves it here.
 - Alicia Towles addressed the homeowners by saying that she loves the community and would love to be more involved in helping the community. She would like to volunteer to help out and would love to see more community interactions.

- Ben Berry nominated Tiffany to be reelected. Tiffany thanked Ben for the nomination. She addressed the community by saying that she is for no drama, open communication and friendships.
 - Rich Kienlen was nominated by Martin Franks but declined the nomination.
- Voting
 - Since we had 3 nominations for 2 positions we passed out ballots for voting.
 - During voting questions were asked.
 - A question was asked as to how the term limits were decided. Kate explained that the Bylaws detail how long initial terms are. And as a Board we viewed things as new since there was such a dramatic change. She also explained that the board had numerous discussions about who would have the 2 year vs. the 3 year terms. Finally, it was explained that the purpose of this was to help transition Directors so that there was always someone who could help transition in new Directors.
 - Another question asked was about what positions everyone would hold. Kate explained that the new board would hold a meeting within 10 days of today to select positions.
 - Someone asked about the number of Directors. Kate explained that per the ByLaws, there could be no fewer than 3 and no more than 5.
 - Someone asked about the blind hill in front of our subdivision. Kate explained another homeowner had brought that concern to the board. Kate explained that the county was concerned about the convex mirror causing more difficulty seeing with the way lights would bounce off of that so they put in signs. Jason explained that he worked with the county to put signs in at the base of each of those hills to get people to slow down. As far as the flashing lights, Jason mentioned he could go back to the county and ask them again if that was a feasible option.
 - It was asked how the At-Large members were elected. It was explained that they were voted in by acclamation because there were 2 candidates for 2 positions and were uncontested.
 - The votes were tabulated by Christen Edmonds, Sarah Moore and Rich Kienlen. Tiffany and Courtney were elected as our new board members.
- Upcoming Meeting Date
 - The new board decided to meet on November 15th @ 6pm at Christen's house.

Public Participation: members wishing to address the board may sign up for a 2 minute slot.

A homeowner asked about the separate account that we opened. Tiffany and Kate addressed the homeowner and told them it was the savings account with one year's operating budget. This is commonly known as reserves.

Jane Peloquin: Asked about the potential of having social events for the community. Alicia Towles, Jeremy Brewer, Jane Peloquin and Sarah Moore volunteered to be a part of the social committee.

Another homeowner asked about an empty lot in the dip on Old Pond. Another homeowner was able to explain which lots were for sale and which were not.

Adjournment:

Jason Holcomb motioned to adjourn the meeting at 5:10p.m. Tiffany Fendley second the motion. All were in favor. Motion passed.

By Law Revisions

Article III Section 6: Removal of Directors and Vacancies

Addition/Deletion: A Director may be removed from office prior to the expiration of his or her term by the votes of a majority of Members ~~and a special meeting shall be called to fill the vacancy.~~ However, in the event of ~~death or resignation,~~ disability, or death of a Director, his or her successor shall be selected by a majority of the ~~remaining members of the Board~~ and the Director elected shall serve for the unexpired term of the predecessor.

Reason: Clarification

Article III Section 7: Voting Procedures for Directors

Deletion/Addition: The ~~first~~ election of the Board shall be conducted at the ~~first~~ annual meeting of the Association. At such election, the members or their proxies, may cast, in respect to each vacancy, as many votes as they are entitled to exercise. ~~under the provisions of the Restrictions.~~ The persons receiving the largest number of votes shall be elected. Each member shall be entitled to cast the number of different votes equal to the number of Directors being elected ~~as noted in Section 3 of the Article.~~

Reason: Clarification

Article III Section 8: Organization Meetings

Deletion/Addition: ~~Upon the election of Directors at the annual meeting,~~ the first meeting of the members of the Board of Directors ~~following each annual meeting of the membership~~ shall be held within ~~ten (10)~~ fourteen (14) days ~~thereafter~~ the annual meeting at such time and place as shall be fixed by the Board. ~~At the expiration of any term of a Director, each Director whose term expired shall be required to return any documentation, created for the purpose of the Board's meetings, decisions, or actions, within ten (10) days of the expiration of their term.~~

Reason: Clarification

Article III Section 10: Special Meetings

Deletion: Special meetings of the Board of Directors shall be held when called by written notice signed by the President, Vice President, or Secretary of the Association, or by any two (2) Directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each Director by one of the following methods: (a) by in person delivery; (b) written notice by first class mail, postage prepaid; (c) by telephone communication, (d) by electronic mail. ~~All such notices shall be given or sent to the Director's mailing address, telephone number, or e-mail address as shown on the records of the Association. Notices sent by first class mail shall be deposited into a United States mailbox at least ten (10) days before the time set for the meeting. Notices given by personal delivery, telephone, or e-mail shall be delivered, telephoned, or e-mailed at least seventy-two (72) hours before the time set for the meeting.~~

Reason: The board doesn't feel that all this wording is necessary.

Article III Section 14: Conduct of Meetings

Addition: The President ~~or a designated Director assigned by the President~~ shall preside over all meetings of the Board of Directors, and the Secretary ~~or a designated Director assigned by the Secretary~~ shall keep a minute book of the Board of Directors recording

therein all resolutions adopted by the Board of Directors and a record of all transactions and proceedings occurring at such meetings.

Reason: To make sure there is someone to run the meeting or take minutes in case of emergency situations.

Article III Section 15: Open Meetings

Addition: All meetings of the Board shall be open to all members with prior approval from the majority of the Board, but members other than Directors may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Board.

Reason: To allow the board notice of when members would like to attend meetings and to add it to the agenda.

Article III Section 19: Accounts and Reports

Deletion/Addition: (b) accounting and controls should conform with established AICPA guidelines and principles (A segregation of accounting duties should be maintained, and disbursements by check shall require two (2) signatures. No cash disbursements shall be allowed. Cash disbursements shall be limited to amounts of Fifty Dollars [\$50.00] and under.);

Reason: The board believes that there is no reason to be handling cash disbursements.

2022 Budget

as of 10/31/22

Money In	Budget	Actual
Dues (\$200/lot)	\$18,800	\$18,600
Additional income	\$0	\$5,116
Total income	\$18,800	\$23,716

Money Out	Budget	Actual
CPA	\$150	\$100
Attorney	\$1,500	\$2,500
State Filings	\$60	\$20
Office Supplies	\$150	\$125
Insurance	\$800	\$774
Technology	\$220	\$234
Utilities	\$10,000	\$7,661
Other	\$120	\$10
Total expenses	\$13,000	\$11,424

Money Left	Budget	Actual
Income	\$18,800	\$23,716
Expenses	\$13,000	\$11,424
Surplus	\$5,800	\$12,292

Proposed 2023 Budget

Money In	
Dues (\$200/lot)	\$18,800
Additional income	
Total income	\$18,800

Money Out	
CPA	\$150
Attorney	\$1,500
State Filings	\$50
Office Supplies	\$200
Insurance	\$800
Technology	\$250
Utilities	\$10,000
Entrance Sign	\$200
Other	\$100
Total expenses	\$13,250

Money Left	
Income	\$18,800
Expenses	\$13,250
Surplus	\$5,550

2022 Expenses

[illegible]

2022 Income

[illegible]



Re: Greystone Lighting

Electrical Work included in this proposal is based on information from Cleveland Utilities and Greystone Community.

NABCO Electric proposes to provide equipment, labor, tooling and materials for the following scope of work:

- Install WD West Durable Durastreet Solar 50 fixtures.
- Demo current fixtures.

Price: \$25,212.00

Adder to install PlanetSun Beghelli fixtures: \$22,682.00

Price to install (15) meters and panels on 6 x 6 post to feed lights: \$53,233.00

See attached drawing from Cleveland Utilities.

Justin D. Patrick
Project Manager
NABCO Electric Co.

Durastreet Solar 50/30

170lm/w

IP66 (Water-Proof)

Easy Installation

Rotating Solar Panel

Lithium Ion Battery

Operating Temp -30F – 122F

Pole Top Diameter: 2.5in



Durastreet Solar 50/30

DSS50-3T5K

- 8500lm
- Lighting Time: 7 Rainy Days Fully Charged
- Weight: 27.5lbs
- Mounting Height: 20ft to 25ft

DSS30-3T5K

- 5100lm
- Lighting Time: 3 Rainy Days Fully Charged
- Weight: 18.5lbs
- Mounting Height: 15ft to 20ft



Durastreet Solar 50/30

Operation

- Turns on when sun light level is $<2\text{fc}$.
- When on, the fixture operates at the following intervals:
 - 100% 2hrs 6:00pm – 8:00pm
 - 60% 2hrs 8:00pm – 10:00pm
 - 10% 7hrs 10:00pm – 5:00am
 - 50% 1hrs 5:00am – 6:00am
- Turns off when sun light level is $>2\text{fc}$.

Durastreet Solar 50/30

Warranty

- 5yr. Housing
- 2yr. Lithium Ion Battery
 - Battery charge cycle should be >500 times with an avg. life span of 3yrs.
 - New battery can be Field Installed.



APPLICATION: The **BLS-10A** is ideal for temporary lighting, pathways, parking areas, public walkways, parks and roads.

IP65 WET  

SPECIFICATIONS

Solar Panel	72W
Battery	Li-ion Battery / 45 Ah
Lumen Output	8000 lm @ 5700°K ⁽¹⁾
LED Efficacy	109 lm/W
After Full Charge Operation Time	36 hrs
Indicator For One Night Operation	light indicator will blink 3 times every 15 minutes during the night
Discharge Time	10-12 hrs
Discharge Operating Temperature	-20°C(-4°F) to 60°C(140°F)
Charge Time	9-11 hrs
Charging Operating Temperature	0°C(32°F) to 45°C(113°F)
Min. Solar Direct Normal Irradiance	1 KWH/m ² /day
Operation Mode (Green Light)	5 hrs @ (100%) + 7 hrs @ (30%+PIR 100%)
Operation Mode (Orange Light)	5 hrs @ (70%) + 7 hrs @ (30%+PIR 100%)
Operation Mode (Red Light)	12 hrs @ (30% + PIR 100%)
Performance Orientation	South 100%; East 75%; West 70%; North 46%
Mounting Height ⁽²⁾	6 - 7.6m (19.7 - 25 ft)
Effective Projected Area (EPA)	6.4 ft ²
Certifications	IP65 / ROHS / FCC
Weight	45 pounds / 20.4 kgs
Warranty	3 years

NOTE 1: For other color temperatures (3500K,4000K,5000K,6500K), contact factory.

NOTE 2: The mounting height is an estimate and depends on the application.

Battery Warranty: 3 years warranty.

Upon proper installation and start-up, Beghelli does not guarantee product performance meets specified performance levels. Unknown environmental conditions effect performance. In no event shall Beghelli be liable for special, incidental or consequential damages related directly or indirectly to the lack of product functionality and / or performance.

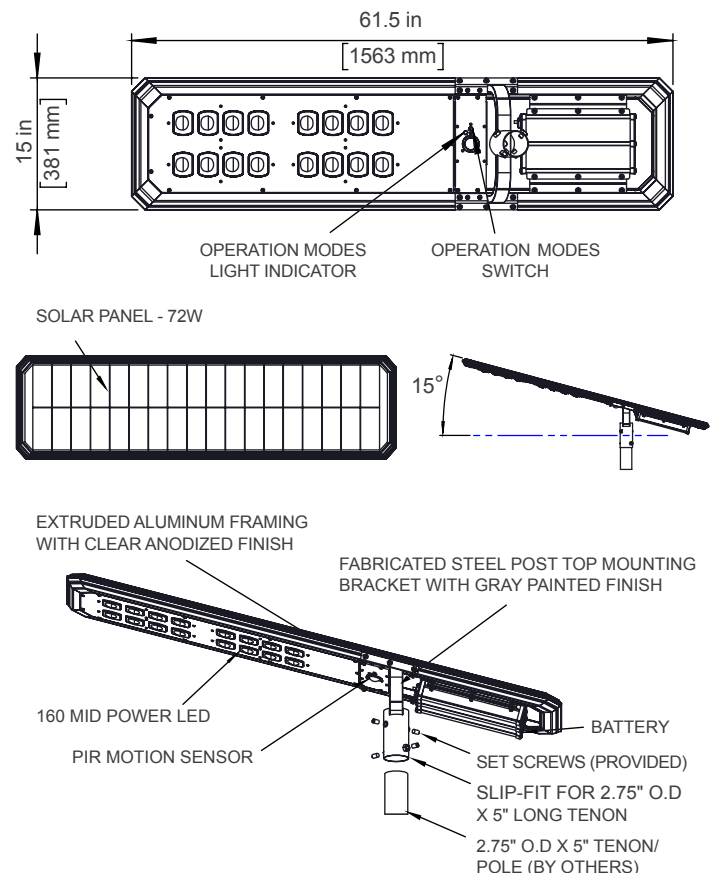
The **LUCE SOLARE BLS-10A** is a solar street and area lighting solution that integrates the solar panel, battery and LED module into a single product. **BLS-10A** provides energy savings, high luminance and low maintenance.

BLS-10A design and technology eliminates the need for bulky external battery boxes, while maintaining maximum light by using high efficiency solar cells and LEDs.

The **BLS-10A** incorporates a night sensor that detects ambient light and will automatically turn the **BLS-10A** on and off as per the preset programs.

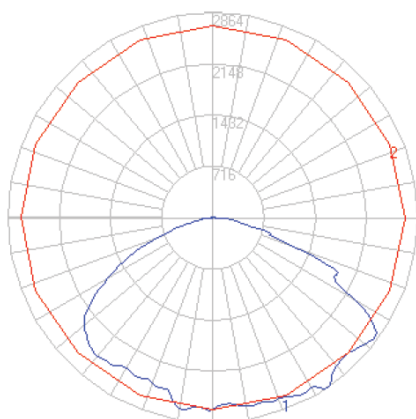
ADVANTAGES

- Integrated Solution
- Environmentally Friendly
- Easy Installation
- \$0 energy cost
- IP65
- Type II Distribution



PHOTOMETRICS

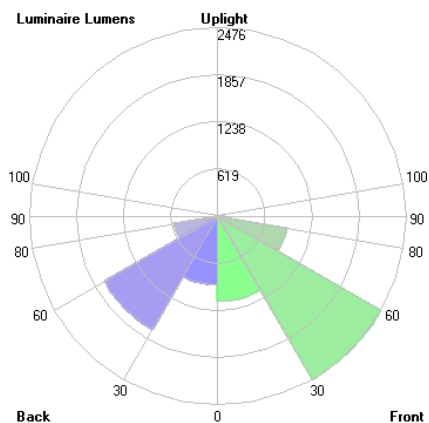
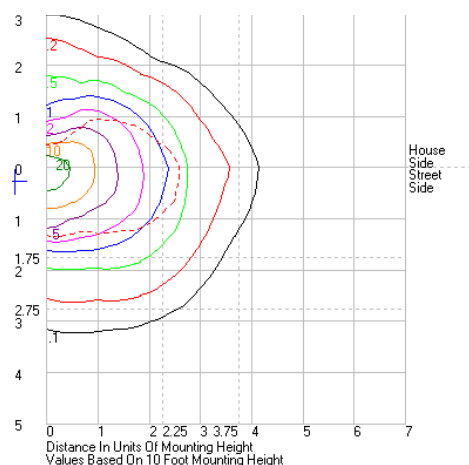
POLAR CURVES



Characteristics

Electronic driver	
LED 5700°K	
IES Classification	Type II
Longitudinal Classification	Very Short
Lumens Per Lamp	7860.94 (1 lamp)
Total Lamp Lumens	7860.94
Luminaire Lumens	7860
Downward Total Efficiency	100 %
Total Luminaire Efficiency	100 %
Luminaire Efficacy Rating (LER)	109
Total Luminaire Watts	72
Max. Cd.	2864.287 (292.5H, 34V)
Max. Cd. (<90 Vert.)	2864.287 (292.5H, 34V)
Max. Cd. (At 90 Deg. Vert.)	84.851 (1.1%Lamp)
Max. Cd. (80 to <90 Deg. Vert.)	437.136 (5.6%Lamp)

ISOLINES



SPACING

Metric units	100 % LUMEN OUTPUT				30 % LUMEN OUTPUT			
	MH = 19.7 ft (6m)		MH = 25 ft (7.6m)		MH = 19.7 ft (6m)		MH = 25 ft (7.6m)	
	Spacing to 0.5 fc	Spacing to 1 fc	Spacing to 0.5 fc	Spacing to 1 fc	Spacing to 0.5 fc	Spacing to 1 fc	Spacing to 0.5 fc	Spacing to 1 fc
ft	37.7	29.9	40.5	31.4	24.4	15.7	23.1	11.4
m	11.5	9.1	12.3	9.6	7.4	4.8	7.0	3.5

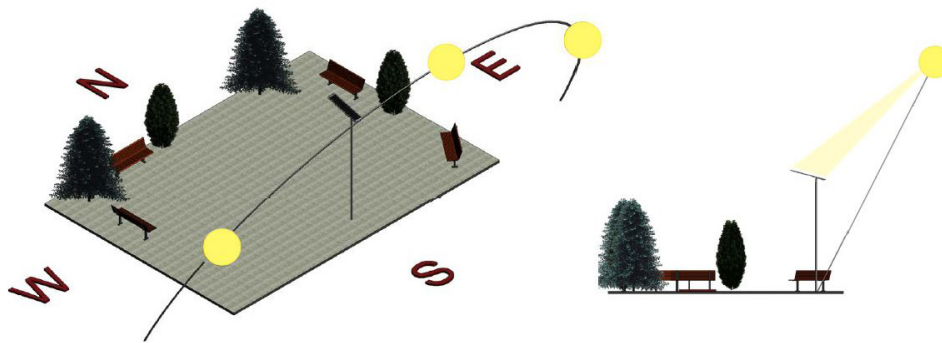
LUMEN OUTPUT PERCENT

LUMEN OUTPUT (LM)		
100%	70%	30%
7860	5502	2358

ORIENTATION

NORTHERN HEMISPHERE

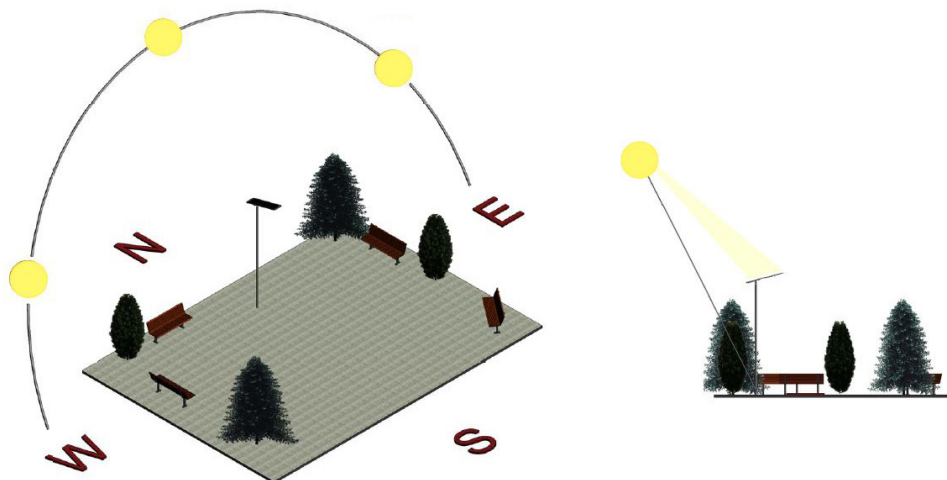
Sun's Path in the sky



These graphics illustrate Luce Solare orientation, in which the fixture can absorb the maximum solar energy from the sun (south 100% - refers to product specs).

SOUTHERN HEMISPHERE

Sun's Path in the sky



These graphics illustrate Luce Solare orientation, in which the fixture can absorb the maximum solar energy from the sun (north 100%).