

Greystone POA Board Meeting Minutes
3.20.22 at 4:00pm

Call to Order:

This meeting was called to order at 4:09pm.

Attendance: Kate Barker - President

Tiffany Fendley - V. President/Treasurer (Absent)

Christen Edmonds - Secretary

Rich Kienlen - At-Large

Jason Holcomb - At-Large

The Peloquins - Residents

Approval of Minutes: Rich Kienlen motioned to approve the minutes from the board meeting on February 20, 2022. Jason Holcomb 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 our budget as of March 12, 2022.

2022 YTD Budget

MONEY IN	BUDGET	YTD
Dues	\$18,800	\$15,000
Additional income	\$0	\$3,475
TOTAL INCOME	\$18,800	\$18,475

MONEY OUT	BUDGET	YTD
CPA	\$150	\$0
Attorney	\$1,500	\$231
State Filings	\$60	\$20
Office Supplies	\$150	\$58
Insurance	\$800	\$524
Technology	\$220	\$0
Utilities	\$10,000	\$2,274
Other	\$120	\$10
TOTAL EXPENSES	\$13,000	\$3,117

MONEY LEFT OVER	BUDGET	YTD
Income minus expenses	\$5,800	\$15,358

Old Business:

Updates to Banking

Tiffany, Kate and Christen met at the bank and successfully set up a savings account at First Horizons Bank. For the time being, we have transferred our reserves for one year's operating budget of \$13,000 to the savings account. We will talk further about transferring some of the project money to the savings account until needed.

Dues Collection:

We have continued receiving dues payments. So far we have collected dues from 76 lots and our at 80%. We will personally reach out to the owners of the remaining 18 lots this month. We will give homeowners until May 1st to pay their dues before being turned over to the attorney.

We were also able to release another lien. We will review all other delinquent accounts during the executive session.

Printing:

We are currently at 122 copies for a cost of \$12.20. Jason Holcomb makes a motion to reimburse Christen Edmonds \$12.20 for the copies made to date. Rich Kienlen 2nd. Christen Edmonds abstained. 3 were in favor. Motion passed.

Violations

2 out of the 3 owners have remedy the violations that had been reported by an owner. The attorney has been contacted to draft a demand letter for the one noncompliant owner. Kate sent pictures of the lot and a copy of our restrictions to the attorney for reference.

Lighting Project

Tiffany has been reaching out to several electric companies to gather quotes. Unfortunately they are all busy at this time. A couple of electricians told her that it might be better to have the light poles metered to resident's homes instead of converting them to solar. We will look further into this option before considering it.

New Business:

Bills:

The Cleveland Utilities bills for February is \$753.90 and was auto drafted on March 11, 2022.

The attorney bill for February was \$224.53. This included email correspondence, reviewing a letter we drafted for homeowners and a delinquent letter to homeowners that was sent via certified mail.

Our Nationwide liability insurance was due on March 10 in the amount of \$524. This was paid via the online portal for Nationwide.

Taxes

The CPA has received all our documents. They will reach out if they need something else. Otherwise, we will not hear from them until our taxes are complete.

Selling of Lots

Kate spoke with the attorney. He explained that unless there is a lien on a property, title companies are not required to disclose sales. Thankfully, most sellers in our community have reached out to the POA to ensure there is a smooth transition to new owners. We need to continue to encourage homeowners to contact the POA when they do sell their home/property. The board will look into creating a sign that would go at the front of

the subdivision to notify homeowners. Christen will have BJ make up a mock-up of a sign and the cost to print it.

Website Updates

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

Remove the pop-up but change the dues page to say "Thank you for all who have paid their dues. Outstanding balances that have not been received by May 1st will be considered delinquent."

Put a banner on the website informing the homeowners of the upcoming election on May 3rd but that early voting is April 13-28.

Also, potentially adding under upcoming events some of the local events happening in Cleveland.

Upcoming Meetings

Board Meetings: Due to holidays we will not meet in the month of April. Our next meetings are May 1, 2022 and June 5, 2022 (All meetings will be at 4:00pm)

Homeowner Participation:

The Peloquins -

Were curious if the POA owned any property in the subdivision? Kate told him that the answer was no.

He also had an idea to put a convex mirror on the light pole right past the subdivision sign to help with the vision problem at the front of our subdivision. The board will look into the possibility of this and what if it would be a possibility. Jason will call Cleveland Utilities/Volunteer Electric to see the logistics of adding a mirror to the pole.

He also said they would be working to improve their yard and asked if there were anything in the restrictions about putting in a french drain or a rock drain. We reviewed the restrictions and said that we didn't see anything in the restrictions keeping them from doing either.

They brought up the idea of bringing food trucks to the neighborhood during the warmer months.

Adjournment:

Christen Edmonds made a motion to adjourn the meeting and enter into executive session at 5:02pm. Rich Kienlen 2nd. All were in favor. Motion passed.