

Greystone POA Board Meeting Minutes-DRAFT
6.5.22 at 4:00pm

Call to Order:

This meeting was called to order at 4:21pm.

Attendance: Kate Barker - President

Tiffany Fendley - V. President/Treasurer (absent)

Christen Edmonds - Secretary

Rich Kienlen - At-Large

Jason Holcomb - At-Large (absent)

Approval of Minutes: Rich Kienlen motioned to approve the minutes from the board meeting on May 1, 2022. Christen Edmonds 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 June 1, 2022.

2022 YTD Budget

Money In	Budget	YTD
Dues (\$200/lot)	\$18,800	\$18,000
Additional income	\$0	\$3,475
Total income	\$18,800	\$21,475

Money Out	Budget	YTD
CPA	\$150	\$100
Attorney	\$1,500	\$535
State Filings	\$60	\$20
Office Supplies	\$150	\$70
Insurance	\$800	\$524
Technology	\$220	\$0
Utilities	\$10,000	\$4,541
Other	\$120	\$10
Total expenses	\$13,000	\$5,800

Money Left Over	Budget	YTD
Income minus expenses	\$5,800	\$15,675.38

Old Business:Dues:

We have received 96% of all dues! The remaining 3 accounts have been turned over to the attorney. He will be drafting demand letters with the amount owed plus attorney fees.

Taxes:

The CPA completed an extension on our behalf and shortly after completed our taxes. They apologized for the delay. We have signed and mailed off the copy for the IRS and retained a copy for our records. Considering the documents for our taxes were provided in February and taxes were not completed until the end of May, perhaps we should look into other CPAs up to the task. This year's filing cost the association \$100.

Printing:

We are currently at 89 copies for a cost of \$8.90.

Violations:

Current: The only outstanding violation is 1 unmaintained lot. The owner responded to the attorney saying "the lot was wooded and that they have never done anything to maintain the front of the lot next to the roadway. They were told by the builder that they purchased it from, that they didn't need to do anything with it and that it would be an investment." The attorney did not respond to the owner other than reiterating that the board issued the letter based on the board's decision that the lot should be mowed in compliance with the POA guidelines. The owner did not provide any response whether they agreed to mow the lot as the board requested. As a board we discussed it and decided that we will have the attorney tell the property owner that we are sorry they were misinformed but the expectation is that vacant lots are maintained by mowing to the tree line.

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.

Restrictions:

Kate reviewed the violation process with the attorney. When there's a violation, a demand letter is sent. If the issue is not remedied, then another letter is sent warning about a lawsuit. The attorney would then file a lawsuit and get an injunction. This process could cost hundreds of dollars.

Lighting Project:

Tiffany was not in attendance at the board meeting so we will review this at the next meeting.

Blind Hill @ Entrance:

The Bradley County Road Department has placed two signs that say "Hill Blocks View" on both sides of the road on each side of the hill at no cost to the association. Thank you Jason for getting this done for us!

Ocoee Utilities:

Kate called the utility company and had a ticket put in for them to come back and repair the damage. The owner is pleased with how it was corrected. In the future, if the company damages property, owners only need to call and let them know it's in need of repair. They won't automatically come back. When asked why we've had so many issues lately, Kate was told that during the change of seasons the earth shifts and causes issues.

Community Yard Sale:

Thank you Tiffany Fendley for organizing this! She put up signs and advertised in the Cleveland Daily Banner for us. Tiffany was absent from the board meeting so we will reimburse her for the advertisement in paper at the next board meeting.

Would we like to schedule another community sale in the fall? Kate will reach out on FB to see if anyone would like to organize a fall sale.

Entry Sign

Kate talked with the attorney and he said there is no precedent as far as signs so it would just be best to have a conversation with the homeowner and come up with an agreement. Kate is going to call the property owner and say "Even though the sign is on your property, can the board help you in any way to maintain that area. If so, we are willing to help. We don't want to trespass on your ownership and landscape plans."

New Business:

Bills:

The Cleveland Utilities bills for May was \$756.18 and was auto drafted on May 11, 2022. The bill for June was \$755.84 and will be auto drafted on June 10, 2022.

Website Updates:

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

New Neighbors:

Jason went by to welcome the new neighbors at 111 Old Pond Road but found out they won't be moving in until June 14th. He will reach out to them once they move in and ask them to go to the website to submit their contact information.

Upcoming Meetings

Board Meetings: 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 4:40pm. Rich Kienlen 2nd. All were in favor. Motion passed.