

Greystone Association
Board of Directors Meeting
May 21, 2010

Present: Harold Ramsey, Paul Woolverton, Dan Saylor, Al Lyter, Nancy Peplin, Chris Quinn, Joe McVerry, Tess King, Gordon Archambault, & Mark Whitney.

Absent: Travis Kraszeski, Bill Cook, Chris Quinn & Barbara Dechter

Guest – Margo Nolstad, Peter Egan, Helen Jones, Rick Kline, Jane Westerman, Joy Dempsey, Hanni Kuhlman, John Hrivnak, Andy Withers, and Cliff Stone

Management: Matoka Snuggs, Charleston Management

Designation of Quorum: Met

Homeowners Forum – Jane Westerman from Carriage Bluffs gave a brief presentation regarding problems they are having with the creek behind their homes. She asked for the HOA's assistance resolving the problem. It was noted that there is no Greystone common area at the creek area so the HOA would not financially participate, however the Lakes/Grounds Committee will review the concern to see if they can help with recommendations.

Joy Dempsey from The Woods at Greystone then spoke. Their townhome community is concerned that all townhome communities are not been treated equally. The Woods Board feels other townhome communities have received benefits from the HOA. It was noted The Woods was welcome to present an Amendment to the Declaration of Covenants and Dan Saylor explained the process.

Peter Egan presented information on the Wake County zoning ordinances for signs. Paul Woolverton noted Raleigh zoning would apply for Greystone. Dan Saylor noted the Greystone Declaration of Covenants do not mention signage. As such the Board would defer to the city policy regarding signs.

Margo Nolstad asked that if an amendment regarding signage was obtained would the Board enact policy. It was noted the Board will enact any amendment if legally permitted to do so.

Approval of Prior Minutes: March minutes were approved.

President's Report: No report.

Financial Report: Travis Kraszeski was not able to attend. Matoka Snuggs reported all appears to be in order.

Recreation Committee: See attached report.

Architectural Comm.: Nancy Peplin presented three architectural requests from 1200 Cliffside. Their requests to change windows/trim color and add wooden fence in part of back yard was approved. The Board will review their request for a temporary cover for their antique fire engine.

Lakes and Grounds Comm: Al Lyter reported Greystone Dam work will begin in the fall. Upon completion, the lake could then be dredged. He also noted several action items that are pending.

Planning and Zoning Comm: No report.

Signs Comm: New sign on Sawmill is still work in progress. Springmoor has offered to run electricity to the light when they are installing fiber optics. Some of the new plantings at the five signs recently upgraded have been replaced.

Citizens Area Liaison Comm: No report.

Communication Comm: Website is current.

Management Report – Approx. 13 homes still owe their 2010 dues.

Old Business: Motion to remove fireplace was withdrawn.

New Business: Motion was made and approved (with one member voting no) to allow \$1,000. for lake access point signs. The Lakes/Grounds Committee will let Matoka Snuggs know of locations and content.

Matoka Snuggs will also ask M&M Landscaping about whether the old path from Lead Mine to Bakers Lake could be cut for use.

Meeting adjourned at 8:20pm

Next meeting: July 15th at Charleston Management