

Greystone Association
Board of Directors Meeting
September 19, 2011

Present: Paul Wolverton, Dan Saylor, Tess King, Nancy Peplin, Gordon Archambault, Betsy Douglass, Colleen Remein, Al Lyter, Travis Kraszeski, and Ann Brooks

Absent: None

Guest – Gaynelle Knight

Management: Matoka Snuggs, Charleston Management

Designation of Quorum: Met

Homeowners Forum – Ms. Knight inquired about her request to add a drive-way. Request was approved.

Approval of Prior Minutes: July '11 minutes were approved as written.

President's Report: It was noted Barbara Dechter and Lisa Tunstall had resigned from the Board. Also, Mark Whitney has sold his home so is no longer on the Board.

Financial Report: T. Kraszeski reported all is in order. He submitted a letter to Board (attached) and warranty deed is attached as well. There was a question regarding what deficiencies were noted and what were questions related to leadership. D. Saylor noted at the time the pool committee had no chair for decisions that had to be made to finish the pool season. After that long term decisions could be made. **It was noted that this was incorrect because Ann Brooks is the Rec Committee Chair and that information had been given to officers.**

Recreation Committee: Pool season ended on a positive note. Committee was pleased with Board's handling of personnel. Next meeting is Sept. 18th. The committee is working on the policies/procedures handbook which will be used in the future. The committee felt they had been left out of several decisions. D. Saylor noted no actions were meant to deceive anyone rather to the good of the HOA and to bring order to the situation. A. Brooks noted several outstanding concerns related to moving of bank accounts **(without majority vote or Rec Committee notification)**, the storage facility chosen **(\$\$ spent without Rec Committee notification or approval)** and contract for the new bookkeeper. It was also noted **(by whom?)** that going forward all bids should be sent to Charleston Management for proper distribution. P. Wolverton gave the pool's financial report. At 9/13 there was \$87,239. in the accounts. He then requested \$30,000. be kept in operating going forward. He also noted the principal balance on the tennis court loan is not currently showing on the balance sheet.

Architectural Comm.: One application was approved

Lakes and Grounds Comm: It was noted there are still two areas of Greystone Lake that need dredging. These will be done in the future. There has also been a 5 year plan developed for the lakes related to walkways, trails, etc. The first phase includes work on the access road behind the pool, signage for Winchester Lake, and a trail from Lead Mine Rd to Baker's Lake.

An owners request to install a memorial bench on Greystone Lake was approved. **(more information about this should be documented – place and name)**

Planning and Zoning Comm: There has been rezoning on a 10 acre area of Six Forks across from Chadwick. Rezoned from R4 to I/O.

Citizens Area Liaison Comm: No report.

Communication Comm: Discussion on newsletter articles. D. Saylor & G. Archambault will look into including advertising in future newsletters.

Management Report – Nothing further to report.

Old Business: None.

New Business: The following motions were made and approved –

The person or Committee making the motion should be documented.

1. Resolution that in the future any contract/bid in excess of \$5,000. will require bids from two or more vendors. (Emergencies would be excluded but documented)
2. Contracts over twenty four (24) months would be bid/reviewed every two years. (This is for contracts over \$5,000.)
3. Bids for professional management of the pool be taken for next years season.
4. To approve proposed 2012 budget,
5. A CPA will be contacted to do a forensic audit for the pool's past three years financial records.
6. To approve the first 4 items of the 5 year plan for the recreational areas. **What are these 4 items? They should be documented.** Project is not to exceed \$6,750.
7. For the HOA to use \$1,050. In reserve funds to pay attorney fees for the pool employment contract. (1 Board member opposed.)
8. To approve Mike Austin as a nonvoting member of the pool committee. (1 Board member opposed). **Mike was voted in as a voting member of the Rec Committee. He is a homeowner.**

Meeting adjourned at 9:40pm

Next meeting: November 17