

Greystone Homeowner Association
July 19, 2012

Present: Margo Nolstad, Nancy Peplin, Joel Broadway, Ann Brooks, Tess King, Dan Saylor, Al Lyter, Garrett Rock, Paul Woolverton, Gordon Archambault, Christy Brown, Betsy Douglass

Absent: Travis Kraszeski, Colleen Remein, Lori Kikuchi

Homeowners: Jennifer Cockerham, Sandy O'Neal and Meredith Allison

Charleston Management: Matoka Snuggs

Hope Carmichael, Gordan Price
Chairman Pro Tem

President Report: Future meetings
Review Greystone budget and evaluate insurance coverage on facilities
Lakes committee, Al – Next meeting 1st Wednesday of August 7:30 Starbucks, Stonehenge
Audit, Gordon – Thursday before next Board meeting, Health Park
Recreation Committee, Ann – This coming Sunday 2pm at pool

Margo introduced Hope Carmichael

The Board needs to get beyond their arguments and dysfunction mostly which centers around the pool

Public forum – Each person given 3 minutes to speak

Jennifer Cockerham – Not a Greystone resident. She has been a pool member since 2000. With being managed by a pool management company this year, she expected tighter oversight of pool grounds and staff efficiency. Routine items such as cleanliness, emptying trash cans and missing supplies are a concern to her.

Meredith Allison – Lives in Crosswinds, been a member since 2003. She has same concerns as Jennifer. She has two boys and was concerned about the pool being closed several times this summer. No one in authority was available to make decision concerning the bee/insect issues.

Sandy O'Neil – Confused about rule changes in middle of summer as to what children are allowed to do
Guy Brooks – Pool is an asset to the community. Damage is being done by the Board failing to act.

Board needs to deal with situation today, not what happened last year or 18 months ago.
A copy of the original ballot sent to the homeowners in February/March 2000 was passed out.

Hope Carmichael said that all committees report to the Greystone Board. The Board can appoint and remove committee members. Only the Greystone Board can take out loans, not committees.

Recreation Committee Report

As of July 15, 2012, there were 385 paid memberships. It's been a roller coaster season. Tennis is going well. Rec Committee is planning staff reunion the end of August and purchased 30 year anniversary t-shirts.

Pool is paying \$300 extra per week to shock the pool on Sunday night. Hammerhead is doing everything they can to keep the pool open. The rule changes were required by Hammerhead.

There will be a prepaid credit card to be used for emergency or safety issues at the pool with Recreation Committee approval.

Joel gave his presentation using pictures and charts. Some other items that need immediate attention is a diving board stand that is rusted, skimmers are leaking, the slide is cracked (purchased in 2007 for \$3000) The pool has 30 year old plumbing and electrical.

Dan Saylor questioned the need for additional funds. There was discussion regarding painting versus plastering. The cost of painting is roughly \$20,000 which lasts 4-6 years. Plaster has a longer life span lasting 8 – 15 years, average 10 years.

A suggestion was made that in future mail outs mention the possibility of pool closures due to unforeseen circumstances. Greystone homeowners pay \$475 a year, non Greystone \$515. Some possible means of obtaining funds - special assessment, pay in advance

It is Important for new prospects/current members to see major work being done.

Gordon felt pool might have all the funds looking at current accounts. There is about an \$8000 lag in expenses and the \$300 weekly clarifying treatment bill has not been paid. As of July 1, 2012 the pool had approximately \$198000.

Joel made the motion that the Greystone Homeowner Association loan the Swim and Racquet Club up to \$35,000 in the fall of 2012 for capital improvements to the pool. Motion failed

Margo Nilstad amended the motion as follows: The Greystone Homeowner Association will loan the Swim and Racquet Club up to \$20,000, if necessary, in the fall of 2012 for capital improvement to the pool with the understanding that the Swim and Racquet Club will first spend \$58,000 from their Capital Reserve Fund toward a project costing up to \$89,000. 8 in favor, 5 opposed Motion passed

Set loan shall bear no interest and will be repaid in full to the Greystone Homeowner Association by June 30, 2013.

Margo said that it is imperative that any issues with the pool be brought to the Board from the Recreation Committee during this capital improvement project.

Next meeting in August will be to go over the bids, choose a contractor and review/sign contract. Contract will be signed by Greystone Board

Discussion followed as to when the majority of the Board could meet. Next meeting August 9, 2012.

Nancy Aephi
Secretary
Margo Nilstad, President