

Greystone Homeowner Association  
Board of Directors Meeting - Closed

September 20, 2012

In attendance: Dan Saylor, Paul Woolverton, Nancy Peplin, Gordon Archambault, Ann Brooks, Al Lyter, Margo Nolstad, Joel Broadway, Christy Brooks, Garrett Rock, and Tess King

Absent – Colleen Remein & Betsy Douglass

Vacancies – One expiring in 2013 and one in 2015

Charleston Management: Matoka Snuggs

Hope Carmichael, Esq. presided over the meeting. She welcomed all in attendance. She noted as there were several items to be discussed, the executive committee thought it best that the meeting be closed and limited to two hours.

*Board Vacancy* – N. Peplin made the motion to appoint Chris Young for the vacant term expiring in 2015. D. Saylor seconded. Motion carried 7 to 1 with 2 abstentions. G. Archambault made a motion with D. Saylor seconding to fill one year position with Travis Kraszeski. J. Broadway made a motion to table the nomination with C. Brooks seconding. The motion carried 7 to 4.

*Discussion Of Recreation Committee Activities* – (See attached motion) – D. Saylor made attached motion with A. Lyter seconding. Discussion followed. Motion carried 7 to 5. Further comments were made related to the disbanding of the committee.

*Pool Resurfacing Contractual Issues/ADA* – Memo from H. Carmichael on behalf of the HOA to the pool company was distributed, along with revised contract, and warranty from Diamond Brite. It was noted while the labor warranty is only for one year, the HOA does have six years to seek compensation for construction defects. H. Carmichael also investigated Cool Tans relationship with Pearl Pool. Question was asked about the different levels of sub companies within the corporation. Also, concern was expressed that General Contractor is in Charlotte and will only be on-site after each phase is completed to evaluate. It was noted references were checked and all was fine. It was also noted an officer of Cool Tan would be responsible for signing rather than another company. The contract will be updated with Charleston Management's address and dates.

Joel noted resurfacing of the pool can begin without any decision related to the ADA concerns. One of the provisions of the ADA requirements is that compliance by 1/31/2012 may be waived if compliance creates financial stress to the facility.

General comments followed related to the concerns of the pool operating funds. There was also concern as to what had been told to folks that were participating in the fund raising. C. Brooks noted there has been about \$10,000. received as donations. No promises were made as to how the monies would be spent, rather only mentions of possible projects. A brief discussion for fund raising followed. One concern was using 2013 dues to fund renovations as these funds will be needed for operating. The Swim Club has donated \$3000. The original intent was to have logo tile installed. However Cool Tan has offered to include this with their resurfacing contract. The club is aware of the situation.

It was also asked if the Recreation Committee had ever set up a reserve account for the donations, which they have. The Board needs to make sure the donations are going to a capital reserve fund to eliminate problems with the HOA's non profit status. Again it was noted membership was asked to donate but no promises were made as to how the money would be used.

J. Broadway made a motion with D. Saylor seconding to table the ADA compliance items and to move forward with the vote on the pool plastering. Motion carried. D. Saylor then made a motion with A. Lyter seconding to approve Cool Tan's contract to resurface the pool. Motion carried.

*Filling Treasurer Position* – G. Rock made the motion with C. Young seconding to appoint G. Archambault treasurer for the HOA. The motion carried.

*Greystone Dues/Budget* – D. Saylor made a motion with A. Lyter seconding to approve the 2013 budget as amended. The motion carried.

There being no further business, the meeting was adjourned at 9:15.

*Nancy Repti*  
*Secretary*  
*Margo Holstad*  
*President*

I move the adoption of the following:

That the existing Recreation Committee be disband and all members removed by action of the board. Further, that Paul Woolverton is directed to transfer control of all monies and accounts of the Rec Committee to Charleston Management within 10 days. Further, that Charleston Management is directed to take over immediate oversight of all Recreation facilities and activities, including the re-plastering project previously approved by the Board, and that Charleston shall make regular reports to the board for approval of any expenditures or contracts involving amounts in excess of \$1,000.

Further, that Charleston Management should begin the process of putting out to bid a new contract for pool management. Finally that **the Officers of the Board shall** appoint a subcommittee to study and propose an appropriate resolution for structure of a new Recreation Committee. The newly constituted Recreation Committee will advise Charleston Management and the board as to Swim and Racquet Club activities, functions, rules, membership and suggestions for building and grounds of the Recreation Facilities. However, the reconstituted Recreation Committee shall have no independent control over the expenditure of any funds on behalf of the Swim and Racquet Club, and all such funds shall be maintained and distributed as directed by the Board (as advised by Charleston Management and the newly constituted Recreation Committee). **All mailing lists, access codes, administrator user ids and passwords to communication and Recreation Committee records will be turned over to Charleston Management.**