

Greystone Homeowner Association
Special Meeting
November 5, 2012

Present: Margo Nolstad, Nancy Peplin, Paul Woolverton, Dan Saylor, Gordon Archambault, Chris Young, Garrett Rock
Absent: Al Lyter, Colleen Remein, Betsy Douglass

Approval of Prior Meeting Minutes

Dan Saylor made the motion to approve minutes from May, July, August and September 2012 meetings as corrected. Seconded by Garrett Rock, motion passed unanimously.

The next Greystone Board meeting will be held November 15, 2012 at 7pm at the Greystone Recreation Center at the Greystone Shopping Center. There will be an open forum from 7 – 7:30pm followed by regular Board meeting. All in attendance will sign in at the door. Non Greystone homeowners will be asked to leave after the open forum.

Committee Reports

Architectural – Reviewing fence request in Vestavia Woods; approval of shed in the Wedges; approval fence in Bluffridge

Grounds and Lakes – Al will address the dredging of the cove on Greystone Lake and the statue of the fountain at the November 15, 2012 meeting.

Gordon made the motion to have Matoka Snuggs contact the USDA to make arrangements to take care of the beaver issue. Seconded and passed unanimously.

Planning/Zoning – Work has started on the retirement apartments on the corner of Leadmine and Sawmill. Paving should start soon in Greys Landing.

New Business

Dan Saylor made the motion to accept the 3 candidates (Carol Fernstrom, Christopher Jost and Sean Sullivan) for the vacant positions on the Greystone Board. Seconded and passed unanimously.

Currently, \$780 cannot be reconciled from brick money and donations - \$420 from donations and \$360 from bricks. There still is the \$150 from the Paypal account and \$240 cash.

Dan Saylor made the motion that documented donors will be reimbursed and the undocumented donors will not be reimbursed until they contact us. Seconded by Margo Nolstad. Passed unanimously.

The pool plastering could possibly start Tuesday depending upon weather. Pearl will plaster the pool a third at a time. If temperatures drop too low at night, they will either cover or use blowers.

Gordon Archambault - I move to increase the 2013 Recreation Club dues on Non-Greystone pool memberships by \$20 and increase Non-Greystone tennis only dues from \$90 to \$95.
2nd Passed unanimously.

Paul Woolverton made the motion: The Swim and Racquet Club will reimburse the Greystone Homeowners Association for the expenses to recover the excess payments made to NC for withholding taxes and to the NC Employment Security Commission, and to process and file W-2's and 1099's associated with 2011 employees and contractors. 2nd Passed unanimously

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Greystone Board members will meet Monday, November 12, 2012 at the Fonville Morisey office on Creedmoor road at 7 pm to meet with prospective pool management companies.

Greystone Homeowners Association

November 12, 2012

Present: Margo Nolstad, Nancy Peplin, Chris Young, Christopher Jost, Paul Woolverton, Dan Saylor, Gordon Archambault, Garrett Rock

Pool Professionals and Aquatic Pool Management company gave presentations followed by question and answer period. Gordon Archambault made the motion to hire Aquatic Pool Management for the 2013 season. Seconded and passed unanimously.

Nancy Peplin, Secretary
Margo Nolstad, President

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Greystone Homeowner Association
Board Meeting
November 15, 2012

Members Present: Margo Nolstad, Al Lyter, Gordon Archambault, Nancy Peplin, Dan Saylor, Paul Woolverton, Garrett Rock, Christopher Yost, Carol Fernstrom, Chris Young, Sean Sullivan

Members Absent: Colleen Remoin and Betsy Douglass

Hope Carmichael, Gordon Price, Chairman Pro Tem

Charleston Management: Brian Wessler and Matoka Snuggs

President Report

Margo Nolstad introduced new Board members, Carol Fernstrom, Christopher Yost and Sean Sullivan with a description of their backgrounds and neighborhood represented.

Margo Nolstad reviewed meeting procedures starting with the Open Forum where attendees could voice their opinions and/or concerns..

1. Mike Austin inquired about procedure for voting in new Board members and questioned the disbandment of the Recreation Committee. Hope Carmichael addressed procedures relating to replacing Board Members. She also addressed the procedures for amending the By-laws which require majority percentage of entire community.
2. Perry Reynolds, Chadleigh Pointe - His concerns were the need for an attorney at our meetings, closed door meetings, dissolving a committee, replastering last year vs. this year., hear all sides to actions
3. Dianna Kennedy - Lack of communication, attorney present at meeting, requests more detailed minutes, Charleston taking minutes, brick program, acquiring copies of financial records and Board actions.
4. Chris Quinn - Inquired about clarification of proxy votes and how homeowners are elected to the Board. Hope Carmichael answered her questions.
5. Bob Boberg - Requested putting more info on web site including 5 yr Lakes plan, policy and procedures of committees, no Grounds and Lakes minutes on web site and Community Watch program.
6. Mr. Warner - Questioned the need for a dues increase and amount of money in the reserve fund.
7. Doug Lintleman - Had 3 page letter covering numerous issues going back several years.

Meeting took 15 minute recess.

Financial Report

No income at this time for the pool
Brick/donations refund are at a loss

Committee Reports

Recreation, Gordon - Pool in good shape. Pool company in the process of rubbing down the sides and balancing the chemistry. There are several items in the pump room that need attention. Vandals removed some framing to gain access to the pump room. There were broken pipes. Skimmer baskets replaced.
Dan - There have been after hour fires on the pool/tennis property

Architectural, Nancy - Approved shed in the Wedges; approved sunroom/deck in Windsor Ridge; fence request in Vestavia requested additional information

Planning and Zoning, Dan Saylor - Senior apartment is breaking ground on the corner of Leadmine and Sawmill. They are installing an underground water retention system. Gray's Landing is moving along with the roads to be installed shortly. Currently, the construction traffic is not going thru Windsor Ridge. Vanessa F is doing a good job keeping residents and Board members updated as to the progress.

Grounds and Lakes, Al Lyter - In the process of installing additional signs (ex: closed dusk to dawn, private property, no fishing,)

New Business

The fountain in Greystone Lake runs spring, summer and fall. The motor to the fountain is fried. There are three possible solutions regarding the fountain in Greystone Lake. 1. Nothing 2. Repair - The cost to repair is \$2636 with a one year warranty. 3. Replace entire fountain - Removal and installation cost is \$3260.91 with a three year warranty. The Grounds and Lakes Committee recommends replacing the fountain.

Al Lyter - I move to have the Greystone Board approve funds to replace the fountain from Foster Land Pond. 2nd by Dan Saylor Discussion followed - A new pump would be more efficient and an upgraded model. Existing fountain is really old. Running the fountain costs approximately \$300 a month. The fountain is an amenity to the neighborhood. The new fountain could be installed in February 2013.

One against Nine in favor Motion passed

When the new drain is installed at the dam, the lake will be lowered. Goins could dredge the cove near Valley Lake Drive hauling off site approximately 3 ft in depth. The cost is \$18,000 Not much difference in cost to haul off premise or remain on site.

Al Lyter - I move to allocate \$18,000 for the dredging of the cove at area near the Valley Lake entrance. 2nd Discussion followed.

A little back ground - The city rebuilt the dam and raised the height. Greystone is part of the City Storm Water Control. One of the requirements is for Greystone to maintain & dredge the lake and dam. Access - one by swim club, Winchester and Valley Lake Drive

Large cove was dredged last year. City inspectors determined due to regulation moving soil over 1/4 acre, a permit is required. We were fined \$3200. Since Greystone is within the Neuse River Basin, the State becomes involved. Plants were needed were equipment damaged the bank - approximate cost \$2000. Budgeting for this dredging was \$72000. After the State and City became involved, there was not funds left to finish the coves.

Bakers and Winchester Lake are not state compliant. To bring Winchester up to code would cost roughly \$250,000 plus and Bakers Lake \$1,000,000 plus.

Motion passed

Meeting adjourned

Nancy Replin Secretary
Malcolm Trotter, President

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Greystone Homeowner Association
Board Meeting
November 29, 2012

Members Present: Margo Nilstad, Christopher Young, Paul Woolverton, Nancy Peplin, Garret Rock, Gordon Archambault, Dan Saylor, Christopher Yost, Carol Fernstrom
Members Absent: Al Lyter, Betsey Douglass and Colleen Remein

A short biography was given regarding the potential Board and Recreation Committee members. Discussion followed. Written votes were taken

Gordon Archibald - I move to accept Bob Wylie for a Board position. 2nd by Margo Nilstad
Passed unanimously

Carol Fernstrom - I move to accept Nathan Carver for a Board position. 2nd by Christopher Yost
Passed - 8 for and 1 against

Gordon Archambault - I move approve Jeff Camden for the Recreation Committee. 2nd by Margo Nilstad
Passed unanimously

Christopher Yost - I move to approve Beth Lewis for the Recreation Committee. 2nd by Garrett Rock
Passed Unanimously

Garret Rock - I move to appoint Paul Woolverton, Gordon Archambault, Dan Saylor and Christopher Yost as members of the Recreation Committee. 2nd by Nancy Peplin Motion passed unanimously

Discussion followed regarding the structure of the Recreation Committee

Gordon Archibald - I move the adoption of the following: The Recreation Committee serves at the pleasure of the Board and is composed of 3-4 Board members appointed by the Greystone HOA Board and 2-3 members of the pool (who are not Board members) and who are nominated by the Recreation Committee and approved by the Greystone HOA Board. The approved members can not be made up of more than one non-Greystone resident. All approved members must be pool members. This makes up a committee of 5-7 voting members. The members of the Recreation Committee are non paid positions.

The majority of the voting members of the Recreation Committee shall always be composed of Greystone Board members appointed by the HOA to ensure the Greystone Homeowners concerns are always of first concern. All non re-occurring financial matters need the affirmative vote of three of the appointed Greystone Board members who are members of the Recreation Committee. Non-Greystone members can not vote on financial matters. Financial matters over \$1000 must be approved by the Board of the HOA. Emergency expenditures can be approved by a minimum of two of the officers of the HOA. Safety issues can be approved after the fact.

2nd by Margo Nilstad
Discussion.
Passed

Accounting - Joanna Hoffman, Carolina Accounting & Tax Solutions is preparing quote for 2013.
Dan Saylor - I move that Gordon Archambault can approve the accounting contract for 2013 if the cost is equal to or less than 2012 contract. 2nd by Nancy Peplin
Passed

Meeting adjourned 8:15pm

*Nancy Peplin, Secretary
Margo Nilstad, President*