

Greystone Homeowner Board Meeting
March 21, 2013

Board Members Present: Margo Nolstad, Dan Saylor, Nancy Peplin, Paul Woolverton, Caroll Fernstrom, Christopher Young, Christopher Jost, Bob Wylie, Garrett Rock, Gordon Archambault

Board Members Absent: Al Lyter, Sean Sullivan, Nathan Carver

Management Representation Absent

Homeowners: Bob Boberg and Jonathan Blaes

Meeting Called to Order 7:05pm

Quorum

Board Elections

Margo Nolstad and Al Lyter do not wish to run for as officers for this year

Dan Saylor nominated himself for President, 2nd by Chris Young

Dan Saylor nominated Garrett Rock for Vice-president, 2nd by Gordon Archambault

Gordon Archambault and Nancy Peplin would like to continue as Treasurer and Secretary for the coming year. No other nominations from Board members present

Ballots were passed out. And counted by Nancy Peplin, Secretary

Election Results: Dan Saylor, President; Garrett Rock, Vice-president; Gordon Archambault, Treasurer; Nancy Peplin, Secretary

Dan Saylor took over meeting at this point as new President

Dan Saylor set some guidelines for meetings this coming year. Meetings start promptly at 7pm. The Board will adhere to the agenda which will be distributed a week prior to the scheduled meeting. Committee chairs need to be prepared in advance with their reports.

Homeowner Forum

Jonathan Blaes, a 10 year resident of Vestavia Woods, would like to serve on one of the two vacant Board positions. He brought up the recent crime activity in his neighborhood. He set up a community Google list which he feels something similar would benefit all of the neighborhoods in Greystone. Discussion followed. It was noted how a previous attempt to organize a Community Watch program did not produce much participation and interest. Homeowners would need to agree to release and distribute personal information. Dan Saylor asked if Jonathan would like to spearhead a Community Watch Program. He said he would need the support and communication from the Board along with volunteers to help distribute literature and obtain information.

Approval of Prior Meeting Minutes

Gordon Archambault moved to approve the minutes from the January 21, 2013 meeting. 2nd by Margo Nolstad. Approved

Treasurer's Report

Gordon Archambault had power point presentation. Wake County Revenue Department had two property

tax records - one for the Board and one for the pool as two separate entities. This was set up in error. Johanna, contacted the Revenue Department. We have no written confirmation just verbal at this time. The pool has a \$8000 loss which is due to no income coming in. Instead of one lump payment to the pool management company, it will be spread out over twelve months. Some tennis memberships are coming in. \$725 monthly electricity bill which is for pool pump and tennis lights. The DSL telephone issue is still not corrected. These come as two separate bills. One bill is being sent to the street address instead of the post office box. The issue has been with the internet bill, not the phone bill. Still working on getting this corrected.

Committee Reports

Recreation Committee, Gordon Archambault

The pool has a balance of \$4000 in their accounts. In March 2013 the potential loss will be about \$18,000; April loss \$11,000. Gordon Archambault expects the pool will need a short term loan of about \$20,000 to keep the pool solvent while membership fees come in.

The security cameras are set up. There has been activity in the parking lot late at night. The police are driving thru on occasion. There have been evidence of fires in the fireplace and beer cans thrown around. Some areas of grass and pine straw are scorched.

New timers on the tennis courts will cost about \$250 - \$300. Neighbors have been complaining about the lights late at night. The timers will be located in the guard room. There has been vandalism at the gazebo and to the gazebo lights.

The swim team requested their \$3000 donation check be returned. There had been some misinterpretation regarding if this was gift, donation or Friends of Greystone. It was agreed to return \$1500 of the \$3000 which will be refunded in May.

The pool cannot serve alcoholic beverages since we are not insured for this coverage and cannot obtain it.

Zoning, Dan Saylor

Greys Landing now has a sales center. There is construction on the southwest corner of the property. The dock is being rebuilt. There has been a trust set up by Ashton Homes and Mason Williams for the maintenance of the dam.

Architectural Committee, Nancy Peplin

A kitchen remodel with rear extension of home in Vestavia Woods. Request was approved by committee

Lakes and Grounds, Gordon Archambault

There was a discussion again about the path in Winchester. Possibilities are grass, blacktop or cement. No decision had been made.

Greystone Lake has been lowered to finish the dredging of the last cove. Lake will be refilled as it rains. In the future, notice needs to be put on the website to keep residents updated as to the activity.

Unfinished/Old Business

Margo Nolstad - I move that the Board obtain bids to have an engineering company periodically do a visual inspection of the dam not to exceed \$3000. 2nd Gordon Discussion, passed

New Business

Margo Nolstad - I move that the Greystone Board loan the pool \$20,000 over the course of the next three months. Bob Wylie 2nd. Discussion, passed

Nancy Peplin made the suggestion that in future newsletters or on the website to have a section called HOA 101, frequently asked questions, HOA procedures etc. In the past, several homeowners have asked questions about minutes, by-laws, proxies etc. This could be a short informative answer section reaching numerous homeowners instead of just a few by email.

Margo Nolstad - I move that we form a committee to formulate criteria/guidelines in choosing a local management company to bid for our associations contract when the contract comes up for renewal.
Gordon Archambault 2nd Discussion, passed

Chris Young and Nancy Peplin were concerned about animal waste on common areas.. Chris also brought up Fire Wise by the Forestry Service regarding reviewing wooded areas. Stonebridge is already participating in this project.

Next meeting May 16, 2013

Meeting adjourned 8:25pm