

Greystone Homeowner Association Meeting
May 16, 2013

Board Members Present: Gordon Archambault, Nancy Peplin, Garrett Rock, Paul Woolverton, Carroll Fernstrom, Nathan Carver, Al Lyter, Dan Saylor

Board Members Absent: Chris Young, Christopher Jost, Margo Nolstad, Sean Sullivan

Matoka Snuggs, Charleston Management

Homeowners: Susan Wilkerson and Jonathan Blaes

Meeting called to order 7:03pm

Quorum

Approval of prior minutes

Homeowners Forum

Susan Wilkerson - Requested a plaque in memory of Dan Skaletti be put on end of bridge. Dan Skaletti was an avid fisherman in our lakes and recently passed away. Gordon made the motion to approve the placement of the plaque, 2nd by Garrett. Approved

Jonathan Blais requested the approval of the Annual Meeting minutes after the Annual meeting instead of waiting till next Annual meeting. This way, the homeowners have the opportunity to review these minutes and bring up any concerns and/or questions they may have. Matoka said these minutes were from the whole association not just the Board and required approval by all of the homeowners. Options were discussed. Garret made the motion to put proposed minutes for review on the web site in January pending approval at the Annual Meeting the following month. 2nd by Nancy Passed

Financial - Gordon Archambault

The \$20,000 loan to the pool should be paid back by the end of the month. There were questions concerning differences in regard to actual vs. budget - insurance, collections, legal fees and signs and landscaping. Matoka explained the differences.

Committee Reports

Recreation Committee - Gordon Archambault

Number of pool memberships is ahead of last year in number counts and dollars.

Some of the items that have been completed - two picnic tables built, ladies bathroom painted and plumbing repaired, threw out junk and found other items. In 2011 a \$2000 power vac was purchased and is nowhere on the premises.

Pool opening is Friday at 4pm. Registration for Swim Team is Sunday. Board members are encouraged to attend.

Tennis - Jackson

Tennis area has been neglected for years. Need cash for repairs/maintenance. 3 benches and 1 picnic table were thrown out due to safety concerns. A suitable bench cost roughly \$500-\$1000. Tennis only memberships are down.

Volleyball - The sand pit needs to be cleaned and 2nd net put up. Need some type of benches installed. Possibly something simple attached to the gazebo. If there is enough interest, there is a possibility of youth leagues. There has been less damage and trash in this area lately.

Memorial Day party - Paul and Jeff are in charge of organizing this party. It was suggested that Board members act as servers and volunteer.

Newsletter should go out early next week.
Still some problems with CPL lights in the parking lot.

Committee Reports

Architectural - Nancy Peplin
Fence request on Tanworth; shed request on Sawmill and exterior paint request on Coldstream

Grounds and Lakes

Signs such as Catch & Release will be put up shortly. There was a discussion regarding the pump house for the fountain. The estimate is \$850 to rebuild. However, not sure if this structure is needed or what the purpose is any longer. It was decided to go with Mike, M & M, for the mulching and pine straw for the islands and around signs at a cost of \$1820. Mike will install fencing around the storm sewer opening in addition to the current rocks.

Presidents Report

Pool opens Friday, May 17; Swim Team sign up Sunday, May 19 2pm
Board members should attend showing our support

Two houses are being built in Gray's Landing
A new dock and gazebo are complete
The traffic light is operational at Leadmine and Bridgeport

New Business

Gordon Archambault- I move to allow Nathan Carver to spend up to \$3500 for the path at Winchester.
2nd Al Lyter Discussion, passed

Al Lyter - I move to approve \$1820 for mulch to be awarded to M & M. 2nd Carroil Passed

There was a discussion regarding the accessibility recommendation for the restrooms. Carol explained both bids. Nathan will price out blacktop for the extended parking pads and Gordon will talk with Chris Carver about required permits.

At this time, Board went into Executive Session due to sensitive nature regarding outstanding dues.

Meeting adjourned

Architectural Requests

Bluffridge - fence

Wedges - sunroom

Bluffridge - screen porch