

Greystone Village Homeowner Association
November 21, 2013

Board Members Present: Nancy Peplin, Gordon Archambault, Garrett Rock, Paul Woolverton, Margo Nolstad, Carroll Fernstrom, Chris Young, Al Lyter, Nathan Carver, Bob Wylie

Board Members Absent: Dan Saylor, Christopher Jost

Matoka Snuggs, Charleston Management

Quorum

September 2013 minutes approved as written

Agenda Approved with Correction of moving Homeowner Forum after approval of prior minutes

No President's Forum

Financial, Gordon Archambault

The Association is in good shape. There is a 5% dues yearly increase to build up reserves for future repairs especially our dams. A plan is needed to be presented at the annual meeting showing what our money is spent on and what future repairs potentially will be warranted. Discussion followed.

Gordon - I move that the audit committee, Bob Wylie, Margo Nolstd, Gordon Archambault, Paul Woolverton and Garrett Rock, prepare a presentation for the annual meeting regarding Associations finances 2nd Nancy Discussion, passed

Recreation Committee, Gordon Archambault

Season went very well. The pool is solvent with about \$94,000 in the bank in various accounts. The end of the year will show about \$40,000-\$50,000 income. The accounts will be down to about \$10,000 before the pool dues start to come in.

Tennis and volleyball going well. A new tennis coach will need to be hired. The pool management contract is not firmed up yet but will be by the end of the year. All are in favor of re-hiring Aquatic Management. There was a good mix of lifeguards - homeowner and non-homeowner. Lifeguards need to be 15 to get certification. Will keep two out of the three managers for next year.

The pool is not approved for night swimming. This comes into play at three swim meets. Needed are 10 lumens inside the fence which would include the gazebo area. Raleigh Racquet rents flood lights which is a possibility for our three home swim meets.

No more break-ins. Any and all issues will be reported to the police. All locks will be changed the first of the year. Lights are on timers which cut off at 11pm. CPL lights are functioning and on all night.

Tennis courts will need resurfacing within the next three years. A tall, rotten tree was taken down by the gazebo. A ditch witch will be used around outside of tennis courts.

Architectural, Nancy Peplin

An addition /sunroom on Pinewild and Tanworth.

Fence installation on Sawmill and in the Wedges.

Deck expansion/hot tub

A notice went out to homeowner on Hatherleigh regarding dormer over garage

Planning and Zoning, Paul Woolverton

Houses are being built in Grays Landing and retirement apartments on Leadmine are behind schedule but

are almost completed.

Lakes and Grounds, Al Lyter

The treatment for the plant material growth in the lakes will wait until spring. There is damage to the Winchester spillway. Goins will check to see what can be done to prevent further damage. Keeping the tree growth down on Winchester will help some. There is erosion under Sawmill near Winchester Lake and Harbor. The city has worked on Sawmill and Winchester. We will ask Goins for suggestions. Adding the geese eggs has helped keeping the expansion down. The USDA recommends adding and harassing the geese in hopes they move elsewhere.

Management

There are three outstanding for 2013. The 2014 notice has already gone out and some have come back in already. 2014 dues \$181.50

Old Business

There was a discussion regarding ADA modifications at the pool. Big issue is where would the money come from to make modifications. The money would need to come from proceeds from the pool, which possibly could borrow money from Greystone Association. Gordon will ask Aquatic if changing bathrooms and obtaining permits would require upgrading entire pool area at one time.

A plan is needed in writing showing workable steps as money is available. Nathan or Matoka will obtain quotes for paving changes in the parking lot.

Margo - I move that the Board obtain quotes for Phase I which includes the men's and woman's restrooms, snack bar, water fountain and parking lot for ADA visitability at the pool. 2nd Al Lyter Discussion, passed

New Business

There are three Board members up for renewal - Margo Nolstad, Nancy Peplin and Gordon Archambault
The nominating committee is Margo Nolstad, Garrett Rock and Nancy Peplin
Matoka will make arrangements to rent the room at Greystone Shopping Center

Next meeting January 16, 2014

Meeting adjourned 8:30