

GREYSTONE VILLAGE HOA, INC.
Annual Homeowners Meeting Notes
February 18, 2010

Call to Order

Board Members Present: Harold Ramsey, Al Lyter, Travis Kraszeski, Dan Saylor, Mark Whitley, Chris Quinn, Nancy Peplin, Tess King, Gordon Archambault, Bill Cook, and Paul Woolverton.

Management: Matoka Snuggs

The President, Dan Saylor, called the meeting to order at 7:05pm. There was no quorum.

Introduction of Board Members

Pres. Saylor introduced the Board members in attendance and thanked them for their time on the board.

President's Report

Pres. Saylor again welcomed all in attendance.

Approval of 2009 Annual Meeting Minutes

As there was no quorum, the Board decided minutes will be approved with mail ballot.

Treasurer's Report

Travis Kraszeski gave the Treasurer's report. The 2010 budget for the HOA was discussed.

Recreation Committee

Harold Ramsey gave report. Hand out attached.

Planning and Zoning

Whole Foods has broken ground.

Signs

No report

Architectural

Nancy Peplin reminded everyone an architectural application should be submitted for any exterior additions or changes.

Community Watch/Citizen Liaison

No report

Lakes/Grounds Committee

Al Lyter presented report. Committee is designed to advise the Board of items related to the common areas. The committee meets once a month and guests are welcome.

Landscape contract is again with M & M Landscaping. Contract goes through 12/31/100.

Last year Winchester Lake was dredged. This year Baker's Lake has been dredged. The HOA tries to dredge to a water level of 3 feet. The City is in the final stages of the contract for repair of Greystone dam. Greystone Lake will be dredged in conjunction with the City repairs. Work is expected to begin in the fall.

The HOA is working again with the USDA to addle the geese eggs.

Comments from the floor □ One owner expressed concern regarding the dredging of Baker's Lake. Al Lyter explained there was concern about the hydrilla and containing it to Baker's. Committee will talk with Guins about the concerns expressed. Another owner was concerned about the addling of the eggs. She had observed some eggs that had been destroyed. The Board will speak with the USDA but there was also thought that someone else had destroyed the eggs, especially as this is against their practices. An owner mentioned his disappointment in the landscapers leaf removal and aerating/seeding. He was encouraged to call a committee member or Matoka Snuggs in the future. Finally there was a question about the gazebo on Winchester Lake. It was noted a new structure will go up in 2010.

Board Elections

As there was no quorum present, the ballot will be elected via a mail ballot.

IRS Resolution

Again as there was no quorum, resolution will be voted on via a mail ballot.

Question & Answer

Concern about speeding in the community was noted. Everyone is encouraged to contact the police.

Adjourn

There being no further business, the meeting was adjourned at 8:00pm.

GREYSTONE VILLAGE HOA, INC. Results Of Mail Ballot March 11, 2010

As a quorum was not obtained at the February 18th meeting a mail-in ballot was issued.

With

XXX of ballots received the following items carried □

1. Election of Board Members □ Barbara Dechter, Tess King, Chris Quinn, & Mark Whitney were reelected to the Board of Directors.
2. The 2009 Annual Meeting minutes were approved as written.

3. IRS Resolution 70-604 was approved.

**Greystone Homeowners Association Annual Meeting February 18th 2010-
Recreation Committee Report**

- 1) Overall we had a good year last year & finished the season with a net income of just over \$12,000 which was put into a reserve fund.
- 2) As far as repairs to the pool we painted the deep end prior to the start of the season and on a major note we complied with the Virginia Graeme Baker Act to conform to certain specifications of the pool drains. The cost to install the new drains-one in the baby pool & one in the deep end of the pool-was about \$15,000.
- 3) The tennis program interest & participation has increased since we hired Chris Smith to direct the tennis program. Chris has introduced several clinics for all ages & also gives individual lessons. There is a link on the Greystonevillage.org website regarding the tennis program. As always, Greystone homeowners are welcomed to use the tennis courts, volleyball & basketball courts, trails to the lake, and you are entitled to come to the holiday events on Memorial Day, July 4th, and Labor Day. You are also entitled to 3 free passes to visit the pool other than the holiday events. In order to use the tennis courts you will need to purchase a key to enter & exit the courts which can be obtained from Ann Brooks who can be reached at 870-7445. Again, all of this information is on the greystonevillage.org website. Also, we are proud to say that we have paid down our tennis court loan from \$74,000 to about \$26,500 & renegotiated our new loan from 7% interest to 4%.
- 4) Our swim team is still doing well as we had over 180 swimmers last year with about 140 of those being 10 & under. The team finished with an overall record of 4-2 and we won the JC meet & finished 2nd in the championship meet.
- 5) In regard to landscaping at the pool, we have had flood damage from the heavy rains we had right around Thanksgiving-even to the extent of being powerful enough to take our dumpster through the woods about 50 yards to Greystone Lake. It also eroded some of the bank area in our parking lot. We are working on repairing the damage & we have hired a landscape person to keep up the excellent work that was done by Jeff Smith who has "retired" from that position but who I hope to have back in a year or two.