

2011 ANNUAL MEETING
GREYSTONE HOMEOWNERS ASSOCIATION

Board Members present: Dan Saylor, Al Lyter, Paul Wolverton, Chris Quinn, Tess, King, Nancy Peplin, Barbara Dechter, Mark Whitney, Gordon Archambault and Travis Kraszeski

Absent: Harold Ramsey

Management: Matoka Snuggs, Charleston Management

The 2010 Annual Meeting Minutes were approved as presented

Committee Reports

Treasurer, Travis Kraszeski: 2010 budget \$145,150, actual \$144,082 a gain of \$6245
All items in line

Lakes and Grounds, Al Lyter: Committee meets the first Wednesday of every month at Star Bucks at 7:30pm. Two non-board members can be on the committee. Any homeowner can attend and address their concerns. The City is working on the dam. The water of the lake has been lowered and dredging has begun. The minimum depth over the lake will be 3 ft after completion. The City's work should be completed by April. There were several questions and concerns regarding the dam and dredging. The US Dept Agriculture will begin goose egg addling in March. This procedure maintains the geese population.

Architectural, Nancy Peplin: Five signs will be landscaped this year – two at Windsor Woods, two at the Wedges and Stone Quarter. Signs are being landscaped on a rotation schedule.

Recreation, Tess King: Net from the 2010 season was around \$12,000 which was rolled into the reserve account. There were 355 memberships sold. Swim team had 215 members. They ended the season 3/3. Pool is upgrading the baby pool fence to meet current codes. Tennis program is growing. A new tennis director and assistant have been hired. Greystone homeowners are allowed three free passes to the pool each season. This year the passes will be printed in the newsletter. Guest fees will be raised for 2011 season.

Zoning, Paul Wolverton: The property on the corner of Leadmine and Sawmill next to Greystone Baptist was originally scheduled for condos. The property is currently for sale. There is an interested party who needs the property rezoned from R6 to O & I. They would like to build a 120 unit retirement center similar to Abbotswood. The retirement center would occupy the NE corner of the lot, roughly 65%. The total property is a little less than 4 acres. The potential developer is planning to schedule an additional meeting with adjoining homeowners.

Board Elections

There are five nominations and five positions available. Three current board members were re-elected for another term – Gordon, Nancy and Harold. Two new board members are Betsy Douglass and Colleen Remein. Both reside in Windsor Ridge.

No management report. Check out new software at Charlestonmanagement.com

IRS Resolution approved.

Meeting adjourned 8:09