

Greystone Homeowner Association Meeting  
April 19, 2012

Attending: Al Lyter, Gordan Archambault, Nancy Peplin, Margo Nolstad, Tess King, Ann Brooks, Paul Woolverton, Colleen, Betsy Douglass, Joel Broadway

Absent: Christy Brown, Travis

Brian Wessler, Charleston Management

President's Report, Margo Nolstad  
See attached

Prior Minutes – Approved as written

Financials – Joel Broadway

Joel Broadway, new Greystone Treasurer, met with Travis and Margo to take over financials. Joel met with the Recreation committee and organized a cash management policy Reserve Study – Track back to 2005 when study was done to current and compare what has been done versus what the reserve study suggested.

#### Committee Reports

Recreation Committee, Ann Brooks

As of 4/19, memberships are ahead of last year. 435 applications/introduction letters were sent out to past pool members. So far, the pool has 92 memberships totaling \$43,275 in revenue. Ann said that the new accounting firm was helpful in the pool mail outs and is doing a good job.

Swim team schedule is out.

Dean is the head tennis pro and has planned summer programs.

Some electrical work is being done in addition to re-installing water fountain by the gazebo at the tennis courts. Second volley ball court is being cleared. Possibly will have youth leagues.

There is a surveillance system being installed based on motion and the internet, very inexpensive.

Four cameras will be boxed in located at the entry gate, snack bar, tennis courts and pool area.

Diving board stands have been refurbished and the sand has been replaced in the pumps.

Pool staff has been hired and has started cleaning and setting up. Clean up day is Saturday, April 21 at 3pm. Opening is May 18 at 4pm. Registration for swim team and tennis is May 20.

Pool financials, Paul Woolverton

There are two VISA credit cards in the name of Kim Reynolds and Christy Brown each with a limit of \$5000. Joel Broadway and Jeff Smith have Home Depot credit cards with Greystone's name on them.

There has been an unemployment claim made by Grayson Ramsey. Gordan explained the procedure that needs to be followed. He stressed time is of the essence to respond. Margo Nolstad will complete the form and mail in after receiving the necessary information about last day worked, etc.

Planning/Zoning, Dan Saylor

There will be a meeting with the developers, Wednesday, April 25 at 7pm at Greystone Community Center regarding the Shaw Lake property. Vanessa F. has notified Windsor Ridge residents by email about the meeting. It was decided since Ashton Woods requests a single contact that Dan Saylor would

represent the Greystone Homeowner Board and Vanessa and Randall Stagner would represent Windsor Ridge. It was suggested to have list of questions prepared for the developers including the question relating to the path going to Leadmine Elementary School.

#### Lakes/Grounds, Al Lyter

The new path from Leadmine to Bakers Lake is being worked on. The path is almost done. There has been one complaint which Gordon is handling. It was suggested to coordinate all the signs. Betsy, Colleen and the Grounds/Lakes committee should coordinate this effort including style, location and wording.

The committee is looking into alternatives and pricing for the Winchester path.

Al will contact an engineer regarding the erosion in the streams to see if anything can or needs to be done. The tunnel running under Sawmill from Harbor to the pool will be cleaned and the silt removed several times during the summer when the tunnel receives the highest usage.

#### Communication/Tess King

Tess cannot do the newsletter anymore. Someone is needed to take over the newsletter that is familiar with Microsoft Publisher. Changes to the website need to go thru Matoka and Joe McVerry. First need to go thru one central point and then thru the Board or individual committees.

#### Audit Committee, Gordon Archambault

A meeting is set for April 22 at 2pm

Committee members are Gordon, Travis, Garrett and Joel

#### VII Management Report, Brian Wessler

Overtime, rules and regulations change. A procedure/Operations manual might be helpful including Rules of the HOA management company

#### VI Moving Forward

We need to work together, treat each other with respect, everyone is entitled to an opinion

#### VIII Unfinished Business

Al brought up the dredging of the small cove and the replacement of the bridge. Quote from Goings was \$7100 We have not received other quotes since there does not seem to be others that are qualified and reasonably priced No permits are required for the bridges.

Al made the motion to allocate fund out of the reserve account to dredge the small cove and replace the bridge. Discussion followed. It was brought up about dredging the second cove and where to put the dredged material. If the two coves were dredged at one time, it would be close to requiring permits from the city due to the size. The dredged material would be set in a pile to dry for a short time and then hauled away. Motion passed.

#### IX New Business

Non Greystone residents are parking near Bakers Lake and fishing. Sometimes they have parked on the hill. Need to obtain copy of license tags. The trucks are commercial vehicles.

All committees should have written reports available before monthly meetings

Committee assignments were discussed. Will continue at next meeting

Next meeting May 17 Meeting adjourned