

Greystone Homeowner Association
Board of Directors Meeting

January 19, 2012

In attendance: Dan Saylor, Paul Woolverton, Nancy Peplin, Gordon Archambault, Colleen Remein, Ann Brooks, Al Lyter, Travis Kraszeski, Betsy Douglass, and Tess King

Visitors: Joel Broadway, Charles Shermer

Charleston Management: Matoka Snuggs

Presidents Comments - The two main items of discussion this evening will be a decision regarding the possible hiring of a pool management company and choosing a company.

Prior Minutes – November 2011 and January 5th minutes approved as presented. _

Treasurer's Report – All seems to be in order. T. King noted some homeowners have expressed interest in a financial article for the newsletter. It was noted the Reserve Study is in need of updating and will be discussed at the March Board meeting. Travis and Betsy will review the current insurance policy.

Committee Reports -

Recreation – Met 1/15 to work on the 2012 budget, calendar, etc. The brochure was approved and is on the website. Membership letter will go out at the end of March with dues being received in May. P. Woolverton and G. Archambault have worked extensively on the accounting and a new chart of accounts now in place.

Architectural – Two fence requests have been approved.

Planning/Zoning – Nothing new regarding zoning. There has been dialogue with MI Homes regarding the new construction behind Windsor Ridge but there are still several concerns. C. Shermer noted no actual plans for the homes have been reviewed by the owners in Greystone. The neighbors have also received a letter from the City noting any concerns should be submitted by January 31st. It was noted MI has been asked not to use Woburn as a construction road. He suggested MI be asked to provide a timeline with events and then provide updates to the HOA or owners. D. Saylor noted the HOA wants to work with MI homes in keeping a line of communication and good will.

Grounds/Landscaping- Greystone Lake dredging is still on the drawing board. Turf repairs have been made to Baker's Lake. There is a bid for the pilings at Winchester Lake and it will be reviewed at the next meeting. Also bids for paving the path and alternatives to the gazebo will also be reviewed this year. J. Broadway asked for an update on the path from Vestavia Woods to Bakers Lake. G. Archambault noted he had

spoken with the owners in that area. No construction date has been set as he is also trying to get matching City funds.

CAL – No report

Communication – Newsletter being reviewed. The final copy should be ready next week.

Management Report – 2012 dues continue to come in at a good pace.

Old Business – A. Brooks made a motion on behalf of the recreation committee to hire a pool management company for the period of March 1, 2012 – February 28, 2013. A. Lyter seconded. The motion passed. The committee noted they would like to try for the one year period to see how a professional management company would work.

A. Brooks also made a motion to hire Hammerhead Pool Company for the stated dates in the prior motion as there had been several questions/concerns (see attached) which had been adequately met in talking with Hammerhead. T. King seconded and the motion carried 7 to 2. The contract price will be \$ 63, 985.

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General comments – It was noted three companies were considered. One was dismissed due to costs concerns. D. Saylor noted he felt Aquatic Management should have also been considered as their references were stellar and their bid was in line. G. Archambault noted his concern was that Hammerhead was going to use residents as staff and their age requirement for the manager may not be old enough. He felt as Aquatic was larger they had a better management system in place and had more room for staff growth. He also mentioned an older staff may not be seen as a peer group and would not have as many discipline problems. T. King noted Aquatics had mentioned they use teachers for managers. This could create a problem due to school openings/closings. B. Douglass noted the important decision has been made in hiring a management company. She understood the concerns but the pool committee is the ones that will be working with the management company. T. Kraszeski wanted to inquire again as to what the pool committee concerns were with Aquatic and why their references were not checked. P. Woolverton noted money wise there was not enough of a difference and was comfortable with either company but had more confidence in the company that the committee feels comfortable dealing with next year. A. Lyter noted he felt it was not unreasonable to think either company would go a good job and if the recreation committee felt comfortable with Hammerhead then their opinion should be considered.

New Business – T. Kraszeski recommended an Audit Committee be established (see attached). A. Lyter seconded and the motion carried.

T. King asked about review of the management contract. G. Archambault noted it was to be reviewed every two years and contract should be reviewed for 2013.

There being no further business, the meeting was adjourned. _____