

Greystone Homeowner Association  
Board of Directors Meeting

March 29, 2012

In Attendance: Dan Saylor, Paul Woolverton, Nancy Peplin, Gordan Archambault, Al Lyter, Travis Kraszeski, Tess King, Margo Nolstad, Garrett Rock, Joel Broadway, Christy Brown, and Lori Kikuchi. Ann Brooks and Colleen Remein attended by conference call

Absent: Betsy Douglass

Charleston Management: Matoka Snuggs and Brian Wessler

Meeting called to order at 7 pm Quorum met

Dan Saylor welcomed all attending and introduced Brian Wessler. Brian Wessler will attend a few meetings to help us get started. He passed out an informational binder.

Paul Woolverton mentioned concept of resolution vs. motion. Brian explained the difference and gave examples. Brian explained the difference between the governing docs – declarations, articles of incorporation and By-laws. By-laws are not recorded. Joel asked about Raleigh ordinance. Brian noted that it was not into play. Brian offered to meet with new Board members.

#### Board Elections

Nominations were taken from the floor and each candidate was given a few minutes to speak. Ballots were passed out and voting took place. Ann and Colleen texted their votes.

President, Margo Nolstad  
Vice President, Al Lyter  
Secretary, Nancy Peplin  
Treasurer, Joel Broadway

Margo Nolstad took over as new Board president.

Prior meeting minutes were approved as written.

Financial Report – Travis Everything in line at this time

#### Committee Reports

Recreation - Tess King Tess had sent out an email with January and February 2012 minutes. March minutes have not been approved yet. Member packets were mailed out this week. Included in the April newsletter will be the three free pool passes. No non-pool members will be allowed to enter without one of these passes.

Kristen Richardson will be the pool manager. Assistant managers will be Jack McIntyre and Georgia King.

This will be the first year for tennis only membership. Cost is \$60 for single and \$90 for family. Non Greystone members will be \$100 single and \$150 family. For league play a person has to be either a club member or tennis only membership.

The bill recently received from the IRS was late fees and penalties amounting to approximately \$2100. This type of mail should be going to Charleston Management.

Planning & Zoning – Dan Saylor MI Homes wants to schedule a meeting at the Greystone Rec facility with Greystone homeowners and the Board. Paul mentioned that the city might remove/relax some of the conditions at the Whole Foods site on Six Forks/Strickland.

Lakes/Grounds – Al Lyter The retaining wall at Winchester Lake has been repaired. There has been an issue with non-residents fishing in Bakers Lake. Another issue is dredging the cove behind Al's house and putting a smaller bridge further upstream to hold foot traffic and small maintenance vehicles.

The asphalt walkway in Winchester is deteriorated. It is on Greystone property. The bids in 2007 were \$2500 - \$18000 depending on what type of replacement. Bids were for seeding, repaving or timbers with gravel. Need to get current bids and descriptions.

Path from Leadmine to Bakers Lake: Approval was given by the city for a \$1000 matching grant. Only eight grants were given this year. Period runs from April to April.

Communication- Tess King Since there is time sensitive information in the newsletter, once it goes to the Board for approval, Board members have 7 days to respond. Springmoor and Greystone Recreation Center have information/schedules to contribute.

Suggestions were made for ListServ for Greystone homeowners or Google Plus Page. This was tabled for further discussion.

Management Report – Matoka 22 delinquencies this year. Payments are coming in

New Business

Hammerhead is also employing swim team coaches in addition to the lifeguards. Paul made the motion: Greystone Swim Club engage Hammerhead to employ employee coaches for the 2012 swim season. Motion passed unanimously

Paul made the motion: Change names on Swim club credit cards to Christy Brown and Kim Reynolds with a \$5000 limit for each card holder. Each expense item will be matched line by line with receipts by pool treasurer and reported to the Greystone Board. Motion passed with 10 approvals

Al Lyter made the motion: John Guins be paid for removing and supporting the retaining wall in Winchester Lake in the amount of \$4350. Passed unanimously.

Due to the amount of material to go over with the Board, Board decided on an additional meeting on 4/19 at 7 pm

Meeting adjourned