

## 2018 Greystone Creek Annual HOA Meeting

Date: 11/4/2018

Time: 3:00-4:00 pm (est)

Location: Common area by neighborhood pool

Officers present

Board: Lane Wilson (president), Ryan McCrae (vice-president), Matt Brownlee (secretary)

Officer: Scott Snape (treasurer)

Voting residents physical attendance: 15

Voting residents proxies: 20

Quorum: @35 of 65 – Quorum achieved

Dues: Four received during meeting

### Roll call and certification of proxies

- 3:07 pm: L. Wilson calls meeting to order; confirms quorum achieved, facilitated introductions
- M. McLane certified proxies

### Proof of notice of meeting

- L. Wilson confirmed that the notice sent to homeowners via postage mail and physical sign at the entrance of neighborhood.

### Old business – approval of minutes (2016 & 2017 minutes can be found at greystonecreekhoa.com)

- Motion to approve 2016 minutes: 1<sup>st</sup> - J. Chavis; 2<sup>nd</sup> - B. Dean
- Vote passed for approval of 2016 minutes
- Motion to approve 2017 minutes: 1<sup>st</sup> - J. Chavis; 2<sup>nd</sup> - P. Berkshire
- Vote passed for approval of 2017 minutes

### Board report

- L. Wilson: Review of accomplishments from 2017-18
  - Reserve account established with \$20,000
  - Trail stabilization project complete at 50% of estimated cost
  - Quotes received for front entrance
  - Numerous adjustments to pool and associated structures

### Vote for new board member

- Nomination: Ryan McCrae (self-nomination)
- Motion to approve Ryan McCrae: 1<sup>st</sup> – M. McLane; 2<sup>nd</sup> – J. Chavis
- Vote passed for approval of Ryan McCrae as new board member

### Budget and financial report

- S. Snape provided Treasurer's Report
  - Paper copies of 2017-18 financial sheet, and 2018-19 budget provided to members in attendance. Financial report also provided on greystonecreekhoa.com

- Review of cost savings, returns, and additional expenditures for 2017-18
- Review of 2018-19 budget
- Motion to approve 2018-19 budget: 1<sup>st</sup> - McLane; 2<sup>nd</sup> - J. Chavis
- Vote passed to approve 2018-19 budget

### **New business**

- Pool committee discussion
  - Board informational: B. Kirby has agreed to chair the pool committee for the 2019 pool season
- Front entrance discussion
  - Member recommendation: Possible new sign 2019-21
  - Board informational: Low or no maintenance plants for 2019-21
- Miscellaneous
  - Member recommendation: Request to trim vegetation from the front entrance further than in the past
  - Member recommendation: Reference to safety issue regarding parking on the streets, particularly when entering the subdivision.
    - School bus has experienced challenges passing parked cars during one occasion.
    - Board president to check county regulations about parking on county streets.
    - Board president to send reminder to all homeowners about parking personal vehicles on the streets.
  - Member recommendation: Long-range maintenance plan recommended for collective HOA physical assets.
    - The current HOA board will investigate the viability of creating a long-term maintenance plan during 2018-19.
  - Board informational: L. Wilson requested third person for the Architectural Review Board (ARB)
    - Confirmed as new member of ARB: Andrew Hayes (self-nomination), no member dissent
  - Member notification: Loud homeowner outside the neighborhood; county police called several times last summer.

### **Adjournment**

3:59 1<sup>st</sup> motion: Jason Chavis; 2<sup>nd</sup> motion: Mark Schmidt  
Meeting adjourned