

Greystone Creek Annual HOA Meeting
11/03/2019
3:00-4:00 pm
Common area by neighborhood pool

Board and officers physically present
Board: Lane Wilson (president); Ryan MacRae (vice-president)
Officer: Scott Snape (treasurer)

Boar and officers not physically present
Board: Matt Brownlee (secretary)

Voting residents physical attendance: 11
Voting residents proxies: 22
Two sent by text to M. Brownlee and to be verified by form to L. Wilson: B. Coker; J. Chavis
Quorum: @33 of 60 – Quorum achieved

Roll call and certification of proxies

- 3:XX: L. Wilson (president) calls meeting to order; confirms quorum achieved, facilitated introductions
- Patricia certified proxies. Certification complete

Proof of notice of meeting

- L. Wilson confirmed that the notice went to homeowners via postage mail and physical sign at the entrance of neighborhood, 30 days in advance.

Approval of minutes (2018 minutes can be found at greystonecreekhoa.com)

- Motion to approve 2018 minutes: 1st – A. Hayes; 2nd - S. Snape
- Vote passed for approval of 2018 minutes

Board report

- L. Wilson: Review of accomplishments from 2018-19
 - Numerous adjustments to pool and associated structures. Leak fixed which improved water bill. New Chlorinator added (See year end P/L sheet for cost)
 - Finished trail improvements
 - Volunteer neighbors helped with to improve entrance with trimming of trees and clean up.

Vote for new board members

- Nomination for Board position 1 and 2: Andrew Hayes (volunteered), and Mark Schmitt (by Ryan MacRae)
- Vote passed for approval of Andrew Hayes and Mark Schmitt as new board member
- New Board members will vote at next meeting as to their positions

Budget and financial report

- S. Snape provided Treasurer's Report
 - Copies of 2018-19 financial sheet, and 2019-20 budget provided to members in attendance. Financial report also provided on greystonecreekhoa.com
 - Review of cost savings, returns, and additional expenditures for 2018-19
 - Review of 2019-20 budget
- Motion to approve 2019-20 budget: 1st – Andrew Hayes; 2nd – Scott Oars

New business

- By-Laws Changes – Changes were made to by-laws to clean up wording that pertained to the developers of the neighborhood and their past involvement with Greystone Creek HOA.
 - Member recommendation: to make changes as presented
 - Motion to open up discussion 1st - A.Hayes; 2nd - Patricia
 - Members are in favor of changes. No real discussion on changes
 - Motion to Vote on Changes 1st Melanie McLane 2nd Andrew Hayes.
 - All in favor for Bylaws Changes as presented (All Vote yes)
- Discussion on future budget

Members are interested and concerned with possible increase costs of neighborhood expenses. Members know that dues have not increased in many years. To help fight expenses that are fixed and/or unexpected, members are interested in knowing possible future expenses, ways to cut cost and possible increase in dues. Talked about alternatives to renting lights and what it would look like to go to a solar powers street light. Talked of buying one and trying it out around the pool. Would give the board more information about how well it works.

It was suggested during meeting to take any surplus the HOA has for each year moving forward and automatically putting 10% towards the reserve.
- Pool committee discussion
 - Board informational: Need new chair for the 2020 pool committee
 - Volunteers for committee: Andrea Hughes, Leigh Chavis, Kristy MacRae, Dan Jacobson, Andrew Hayes
 - Will ask others to volunteer
 - Committee will set up time with Brian Rainer (Pool maintenance company) before pool opens for him to go over how to test the water and what to look for if any changes occur.
- Trail in Clemson Experimental Forest discussion
 - Member informational: S. Snape provided information about a letter and desired signatures to submit to Clemson University to provide permission to build a new trail on the west side of Old Six Mile road. Trail developed through Clemson forest group and not by Greystone Creek HOA. A request of signatures to help with interest for trail.
- Miscellaneous
 - Member recommendation: Board should connect with Pickens County about potential road resurfacing in neighborhood.
 - Members' recommendation: Front entrance sign rehab on wood damage. Members asked to look at cost of fixing sign versus getting a new sign.

- Members asked about increasing maintenance to landscape at entrance of neighborhood. Mainly to extend how much landscaper will cut back for esthetics and visibility. Suggested distance 100ft. Board will look into cost.
- Members asked for an updated directory
- Member asked if solar panels are allowed and it was agreed that solar panels were allowed.
- Member recommendation: N/A
- Board informational: N/A
- Member notification: N/A

Adjournment

Motion to adjourn meeting, presented by Lane Wilson 1st motion: Patricia; 2nd motion: D. Jacobson

To be approved 2020