


Greystone Creek Annual HOA Meeting
November 1st, 2020
3:00pm - 4:00pm
Location: Neighborhood pool
Board Members: Ryan MacRae, Andrew Hayes, Mark Schmidt
Treasurer - Scott Snape

Meeting called to order, roll call and certification of proxies


- Ryan MacRae calls meeting to order to start meeting and introduction.
Roll call and proxy count to confirm quorum count of 30 or more. ✓
- Roll Count 20
- Proxy Count 10
- Certification of Proxies by: LANE Wilson

Notes:

Proof of Notice of Meeting

- Board confirms that notice of meeting was sent out with HOA dues notification and posted at front of neighborhood. 

Approval of 2019 Minutes

- Minutes are posted online and are present at 2020 meeting. Are there any corrections needed. 
- Motion to approve minutes
 - 1st: Rushy Brock
 - 2nd: LANE Wilson
 - All in favor: 30
 - Objection for correction: _____
- Minutes approved and posted online for the 2019 meeting: _____

Budget and Financial Report

Scott Snape Treasure is not at meeting. Report reviewed by Ryan MacRae. Financial reports are present at meeting and provided online.

- P/L report vs budget review:
 - pool bathroom cleaning reduced (we didn't find a person to do it),
 - our landscaping quotes for lawn care were much higher than previous landscaper. Our costs were lower due to new landscaper getting a late start (normal cost for that time would be around \$1500 dollars) and statements for September and October were not submitted from landscaper before year end. the total for this \$1490. There is also a depreciation adjustment of around \$1200 for the year not accounted for on presented statements.
 - Sign repairs and Pool house repairs completed by home owners have also reduced expenses (will be discussed in board report). If repairs had be done by outside contractor, expenses have been estimated around 2,000-3,000 dollars
- notes:
- Balance sheet review:

- In good standings. \$20,000 dollar emergency reserve present. When all expenses and adjustment made we will be at or above of 2019 budget.

- notes:

- 2020-2021 budget review:

- shows increase budget cost to cover a full year of landscaping, allows for coverage of unexpected expenses and allows for cash savings above emergency fund. It also shows increase in Income due to HOA fee increase of \$50. Which has not been increased in many years.

- notes:

Motion to approve 2020-2021 budget

- 1st: Lane Wilson
- 2nd: Brian Coker
- All in favor: 50
- objection: _____
- approved and posted online: _____

Board Report

Board Review of year by: Ryan

- Repairs to sign. Thanks to Andrew Hayes for all of his work
- Repairs to pool gate and water line by Scott Snape, Andrew Hayes and Mark Schmidt.
- Board found a new lawn maintenance crew. We obtained 3 quotes ranging from 5600-8000 dollars. It was voted on to acquire Lynn and Ed LLC. They were the lowest bid so that we could stay in budget.
- We had one problem with soliciting. They were going door to door and were asked to leave. They did not and Sheriffs office came to help. A no soliciting sign is present.
- Covenant and by-law changes and reminders.
 - notes
- there was talk of placing excess cash of 10% of remaining income to be added to emergency fund as discussed at last years meeting. board will review P/L and act accordingly.
- We are still looking into solar street lights and placing a mailbox at the pool to help reduce expenses.
- We have had a lot of new people move into the neighborhood and we will try to get an updated list of families.
- Pool committee: Thanks to the families of Hayes, Schmidt, MacRae, Baker and Jacobsons. Without their help we would have had added expenses to the pool budget. they help with water testing and clean up.
- ARB: Thanks to Paul Wilson, Ryan MacRae and Andrew Hayes with there work on reviews and updates to requirements.
- Miscellaneous:

*ARB guidelines not recorded
- in process of rewriting guidelines*

ARB Report

- Updates made to not be in conflict with By-laws and covenant and submitted to county.
- Any changes and updates to structures need to be submitted to ARB for review
 - Notes

Pool Committee Report

- Committee volunteers needed
 - members Added to committee Brian Coker Hitch Family Emily Tucker Lee Family
- Custodian Position for Pool house care. posted at meeting.
- Notes:

Board Member positions and Officers

- Open board member position. Ryan MacRae position is complete
- Nomination for board member: Brian Coker by Melanie McClane
 - 2nd: Lane
 - All in favor: All
 - Appose: _____
 - Brian Coker added to the board
 - board members will vote on positions at next board meeting.
- Treasurer position is open. Scott Snape's time is complete. Will help with duties to transition.
 - Nomination: Scott Snape
 - 2nd: Patricia
 - all in favor: 30
 - appose: _____

New Business and Open discussion from members

Notes

Meeting Adjourned

- Motion to adjourn meeting
- 1st: Lane Wilson
- 2nd Rusty Brock
- meeting adjourned