

Greystone Creek Annual HOA Meeting
October 30th, 2022
2:00pm - 3:00pm
Location: Neighborhood pool

Board Members: Ryan MacRae, Brian Baker and Jeremy Tzeng
Treasurer - Mark Schmidt

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 _____
- Proxy Count 16 *IF IF IF T minus One (patricia present)*
- Certification of Proxies by: Patricia

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 2021 Minutes

- Minutes are posted online and are present at 2022 meeting. Minutes are posted online. Are there any corrections needed.
- Motion to approve minutes
 - 1st: Tina Handlos
 - 2nd: Rusty Brock
 - All in favor: Yes
 - Objection for correction: No
- Minutes approved and posted online for the 2021 meeting: Yes

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Budget and Financial Report

Mark Schmidt Treasure.

Financial reports are present at meeting and provided online.

- P/L report vs budget review:
 - Report of any added or subtracted neighborhood costs within the year had issue with the alarm system
 - Expenses and extra income are in line with projected budget
 - Up coming expense will be trail maintenance and pool erosion maintenance.
 - Dues are still coming in and will be added to the ordinary income
 - notes:
 - erosion control around the pool
 - ' the remaining balance in checking account is about \$2000
 - Balance sheet review: more than last year at this time.
 - In good standings. \$24,785.57 emergency reserve present.
 - CD account is 5,255.96 proposed to get another CD (Mark)
 - notes: Chair asked for motions to re-invest CD.
Chair reminded the \$50 due increase 2 years ago.
 - 2022-2023 budget review:
 - Projected excess
 - No know increases in expenses at this time except for some maintenance cost to the trail and erosion control around pool.
 - notes: Certain % of the due to be put into the emergency reserve
 - Rusty motioned to reinvest the CD
 - Mat. and the motion \$5,000
 - Chair indicated the we will double check on that.
 - will research for higher performance CD.
- Motion to approve 2020-2021 budget
- 1st: Tony Handlos
 - 2nd: Mia
 - All in favor: yes
 - objection: No
 - approved and posted online: _____ (Mia asked the question)

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Board Report

Board Review by: Ryan MacRae

- This year has been a very easy year. Very little issues with the neighborhood. Baker and Jerney Tzeng were added to the board last year. Pool opening and closing went well with no issues. There are a few small lawn care maintenance items that need attention. Trail maintenance and erosion control around pool.
- Reminder that Light repairs can be called in by any HOA resident on the duke power website. Also all road repairs needed can be called into the county via their website.
- Pickens county website for road repair:
 - <https://pickens-county-sc-road-maintenance-site-pickenscsc.hub.arcgis.com/apps/pickens-county-sc-roads-r-o-i-page>
- Duke power light repair:
 - <https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjBm7XEkYf7AhVLmlkEHb3tA0MQFnoECBQQAQ&url=https%3A%2F%2Fsalor-web.duke-energy.app%2F&usg=AOvVaw1ELmCLqnGSh15ZbLi4M2BZ>
- Pool committee: Thanks to all the families that helped out. Without their help we would have had added expenses to the pool budget. they help with water testing and clean up. If your interested in helping please let us know
- ARB: Paul Wilson, Ryan MacRae, and Brian Kirby.
- HOA website needs to be updated on board members and the link to submit HOA projects needs to be added.
- Miscellaneous:

- Scott ^{asst}

- suggested assigning a duty roster for ~~winterization~~ of the pool
winterization
 - Scott suggested changing the bylaws to assign the responsibility to a specific board member.
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Rusty motioned to adjourn the meeting

Mia 2nd

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ARB Report

- Note to home owners, any changes and updates to structures need to be submitted to ARB for review. Please submit to link below.
- https://docs.google.com/forms/d/1i2sovGdoDXNqgZjC2PI0s5uo9OqEhRhMINm2bL5O87I/viewform?edit_requested=true

- Notes Paul Wilson
Brian Kirby } on the board
Ryan MacRae }

Pool Committee Report

- Committee volunteers needed
 - members Added to committee
- Pool Custodian Position is filled at this time.
- Notes: The board thanked the Pool Committee.
Asked for volunteers.

Board Member positions and Officers

- One open board member position. Ryan MacRae's position is complete and needs a to be filled.
- Nomination for board member: Tina Hamdlowe Brock nominated
• 2nd: Monika Gibson Tina Hamdlowe
• All in favor: Yes
• Appose: No
• Tina Hamdlowe added to the board
• board members will vote on positions at next board meeting.
- change website P.O. box 1328 address to new address 409
- Ryan explained a question regarding a white mailbox - (raised on a proxy)
- ARB will write a letter to the home owner
- Rusty suggested to post the mailbox requirements on the website.
- Lead's wife raised the concerns regarding a howling bark →

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New Business and Open discussion from members

Notes

~~see the last page~~

See the back of the 3rd page

Tina Handlos

nonnewtonianapple@gmail.com
843-709-6415

Meeting Adjourned

- Motion to adjourn meeting
- 1st: Rusty
- 2nd: Mia
- meeting adjourned