

Greystone HOA Meeting

Date and Time: Oct. 15, 2023, 2:30 PM

In-Person Attendees (17):

Proxies (15):

Total Attendees: 31

Discussion on Financial Matters and Meeting Minutes Approval

- Discussion about clearing journal entries and getting copies off the books
- Issues with accounting entries affecting accounts receivable and profits
- Concerns about duplicated entries and payments not reflecting in profit and loss statement
- Questions about switching lawn care companies and discrepancies in invoices
- Approval of meeting minutes and ongoing discussion on budget matters

Financial and Operational Summary

- Sign expenditure is considered an asset or capital expense; since we don't pay any taxes, it doesn't really make a difference.
- Insurance paid for one sign; the two signs cost \$8,100 with discount
 - Sign material: high-density urethane
- The expense for lawn and public area maintenance went up due to email forwarding issues causing delays in bill payment; 3 invoices were paid at the beginning of this fiscal year instead; the normal expense per year should be right around \$3,500.
- Pool expenses, including pump motor, diaphragm for the pump, and DHEC fine (\$680 discounted from \$1,000 due to our good record)
 - Pool compliance issues:
 - Missing the main sign that lists the pool rules
 - No address above the alarm
 - No way to speak to anybody through the alarm – DHEC indicated later that we don't need it
 - Discussion on investment and financial institutions
 - Last year, we voted to reinvest \$5,000 in CD. However, after meeting with the bank, the reinvestment rate is 0.1%. We decided not to reinvest.
 - A motion to allow the board to investigate CDs that pay at a higher rate was approved for up to \$10,000.

Architectural Review Board Replacement

The discussion begins with the need to replace a committee member on the Architectural Review Board. There is a mention of little workload and a call for volunteers to join the board. Matt Brownlee will replace Ryan MacRae.

Pool Maintenance and Vendor Selection

The conversation revolves around the issues with pool maintenance, particularly the challenges of filling out the logbook, potential fines from the DHEC, and the consideration of switching to a different pool company that offers more frequent service for a slightly higher cost.

Brian Baker recommended Randy, who has a pool company that can come 7 days a week for \$750 a month (\$3,560 for the whole summer). The current pool company comes 3 days a week \$2,490 for the whole summer. The other pool company, Upstate Pool Management, did not return the call. The discussion centers on the issue of the current pool company, and the company only has 3- or 5-day plans. The motion was to find another 7-day quote, and it was seconded and approved.

Discussion on Pool Maintenance and Repairs

- Discussion about repairs needed for pool facilities, including rotting bathroom doors and pool cover damage
- Concerns raised about erosion and the need to invest in maintaining the pool area
- Proposal to replace three fiberglass doors, with mention of a discount at Lowe's and the necessary hardware
- Consideration of investing in pool maintenance and making annual updates to the facilities
- Discussion on the durability of fiberglass and steel doors and concerns about vandalism

A motion to spend up to \$500 per door to replace the 3 doors was seconded and approved.

Erosion Control and Deck Extension

The discussion covers addressing erosion issues with the pool deck and considering options such as using riprap and filling in areas to prevent erosion. There are also considerations about extending the deck and potential challenges with cementing around the posts.

Landscaping Maintenance Concerns

The conversation highlights concerns about the quality of landscaping maintenance around the pool area, with a focus on ensuring that the landscaping company fulfills its obligations to maintain the area properly.

Issues with Landscaping Service

There are discussions about problems with the landscaping service, including issues with invoicing and concerns about the landscaping company not fulfilling their responsibilities to maintain the community's landscaping adequately.

Trail Maintenance and Deck

The discussion includes concerns about trail maintenance, particularly the condition of the trail, slippery rocks, and the need for terrace steps. There are also mentions of the deck falling apart and the landscape company's responsibilities in maintaining the trail.

Pool Deck Cleaning

The conversation touches on the pool deck cleaning, with a focus on who is responsible for cleaning it, the frequency of cleaning, and the importance of providing access for maintenance to prevent debris from getting into the pool. The pool guys were supposed to blow the pool deck off. The Landscape company does not have the key to access the pool.

Expectations and Documentation

The participants talk about the importance of clearly outlining expectations for landscaping services and the existence of documents outlining the requirements and expectations. The documents should be in the DropBox. There are references to verbal communication and the need to ensure that the outlined expectations are understood and followed.

Board Member Positions and Rotation

Jeremy and Brian have held the positions for 2 years. The text discusses the board member positions and potential rotation. There is a conversation about the desire to step down and the process for new members to join. The importance of having a transition period is highlighted.

Discussion about Pool Cover Maintenance

The conversation shifted to the maintenance of the pool cover, including the cost and repair options. There is frustration expressed about the lack of progress in resolving maintenance issues with the cover with a particular company individual. The advantages of the current cover compared to others were discussed.

The meeting adjourned at 3:15 PM.

TO BE APPROVED 10-2024