

7.16.15 – Graystone Homeowners Association Meeting

In Attendance: Leone, Tony, Nicole, Helen, Rick, Steve, Amy, Clay, and Matt (Notes)

7:04: Amy called the meeting to order. No homeowners were in attendance at the very beginning of the meeting, so this section of the meeting was postponed.

7:05: Those in attendance reviewed May and June minutes:

May – **Amy moved to approve the May minutes as amended. Nicole seconded the motion. The motion was unanimously approved with no abstentions.**

June –The group for the audit on second page will be revised to show that the company’s name is the Bruce Andrews Group. **Amy moved to approve the June minutes as amended. Tony seconded the motion. The motion was unanimously approved with no abstentions.**

7:12: Amy provided a brief summary of the Executive Session where rental updates and the garden proposal were discussed. The annual meeting plan was briefly reviewed with more discussion allotted for later in the meeting.

7:14: The bank statement for financial review had not arrived by the time of the meeting so there was not a brief review. The new budget starts July 1 (the fiscal year). A full review will be provided next month.

7:1: Steve provided an overview of the budget. The text reflects the expected fee changes from the prior session.

- The line item for carports was reduced in terms of percentage occupancy.
- Locker fees were reduced in terms of percentage.
- The Reserve fund was reduced to reflect this change. Leone –asked whether the totals would be different from prior year. Steve replied that it is the same year over year due to adjustments of income items and expense line items, with the budget worksheet serving as the basis. The budget will be presented at the annual meeting along with the reserve study.

7:24: Homeowners in attendance were asked for comment. Marlene Mitchell from T-155 came to speak about noise issues.

7:32: The conversation shifted to Major Projects. Rick is working with contractor to repair carports and fencing, as well as painting where needed. Asphalt is going to be fixed in places that need improvement in July. Patching costs could run \$1,500. No asphalt sealing will be needed until next year. Roadway painting could run \$1,200 if the HOA determines it needs to be done this year. Pool furniture has been purchased and installed.

7:36: Amy met with Steve Ingelby to make copies of the new application to the city for the Platt map. The city is requesting another title report to be completed. Amy is waiting on a call to determine a price with a referral from Steve to Cottonwood Title.

7:40: The conversation shifted to annual meeting arrangements, including the invitation letter; the 2014 letter was reviewed as a reference. The bulk of the letter provides details about the meeting and a call for submissions to serve on the board.

- Those interested will be directed to submit their interest to Linda.
- The meeting will be held September 12th at the pool cabana; these changes (and the change of contact information to Linda's email) will be made.
- Applications will be due August 14th. Nominations will also be taken on the floor if: 1) approved by the owner being nominated, 2) if the owner is present. The board is looking for 2 new prospective members.

The homeowner invitation (August 20th document) was also reviewed:

- The letter language will remove the period and say "in order to conduct the business".
- Proxies for absentee homeowners will be instructed to mail the proxy to Graystone, or drop it off at the office. The two referenced sections will be combined for more clarity.
- The letter language will change gendered references from "men" to "people". Steve will bring The Orchards' proxy vote language to the next meeting to provide a review and reference for how this would look.

7:57: Steve provided a brief review of the audit. Bruce Andrews Group recently relocated and is getting settled; Steve estimates that the audit would begin the third week of July and definitely be completed to the annual meeting. Beginning next week he will start to work on it.

7:59: A review of the newsletter was provided. As discussed prior, the following points of reference will be included: Pool rules, including the prohibition of glass, smoking and alcohol; upcoming major projects (e.g., painting of carports is upcoming); and any additional updates. These updates should be sent to Rick.

8:08: Rick provided his monthly updates. – New directories for the Board of Directors' usage were disseminated. Rick reviewed the different abbreviations used in the document. C-20 was bought by new owners. There has been a decrease in the number of rentals on the grandfathered units due to sales, etc. New keys for storage are currently being disseminated.

8:13: Amy asked everyone if they had points to share during the roundtable. Rick brought the issue of Building U and the green carpeting on the landings on the ground floor. This is unique to Building U, and some tenants want it removed and replaced. However, it is not in their deeds and will be expensive to remove and replace. Rick will

find out about pricing. Rick also mentioned that three abandoned stolen cars have been recovered at Graystone recently.

Clay mentioned that the concrete in front of Building J is very slippery, and that it needs to be grooved.

The option to have a dinner was brought up by those at the roundtable. After some discussion it was determined that the HOA will have a party at the end of August in the pool cabana, with music provided by a band from one of the units. The tentative date and time would be August 19th beginning at 6pm.

8:29: The general meeting was adjourned. The next meeting is scheduled for August 20th.