

Graystone Management Corporation
Annual Homeowners Meeting
Saturday, September 8, 2012

Minutes

Board Members in Attendance: Leone Rogers, Florence Fairbanks, Tony Lallatin, Amy Nelson, Linda Singley and Kathryn Zanelli. Excused Stacey Knight

Annual Meeting convened at 10:05 AM

- Leone called the meeting to order.
- Board Members were introduced.
- Minutes for the Annual Meeting on September 10, 2011 were read and approved as written.
- There are two open positions on the Board for three-year terms.
 - o Leone Rogers and Linda Singley are running for another term.
 - o Sarah Behrens was introduced as a nominee.
 - o The floor was opened for nominations. Larry Bell (Son of Doris Bell) was nominated as well as Doris Bell.
 - o The vote was taken and ballots collected.
 - o Thanks to Lelia Baldwin and Jeannine Perrenoud for helping with the registration and counting the ballots.
- Leone thanked:
 - o Kathryn and Florence for the refreshments and the information about emergency preparedness.
 - o Rick for the pool party and for all his work on the grounds.
- Rick Duggar reviewed a summary of financials for 2011.
 - o The Association's assets were reviewed. Total current assets \$395,109.73
 - o The profit/loss budget was reviewed. Rick noted that an agreement was negotiated with Comcast for the amount of \$24,552 given to Graystone in exchange the Board would not solicit other companies to the residents of Graystone
 - o \$111,474.62 was spent this year for major improvements. These included:
 - o Sewer replacement bldgs. H and G about \$16,000
 - o Carport repair for bldgs. U/V about \$7,300
 - o Carport lighting improvements \$2,000
 - o Pool pump about \$6,200
 - o Painting the complex about \$34,000
 - o Water main replacement bldgs. J, U, V, H, F about \$26,000
 - o Rick was asked about how many bids he received for the projects. 3-4 bids are reviewed before Rick proceeds with a project.
 - o One resident asked could more money be saved? As a board we are always trying to put money away. The Board plans to save \$20,000 in 2012.
 - o Graystone has a nice reserve but we need to be careful with the money. Next year (2013) the government would like Graystone to put \$35, 000 in a reserve fund.

- o A representative of Teresa Ortega interrupted the meeting several times asking questions. The representative was advised to contact Graystone's attorney.
- o Residents were informed that one day in the future maintenance fees might need to be raised or special assessments given. The Board will ask the residents before special assessments are given.
- o FHA Status was discussed. Graystone has never been FHA approved but there have been spot loans given to some residents. Graystone is always working to help homeowners sell their units and becoming FHA approved may be one tool to help homeowners. Rick explained some of the benefits and issues with becoming FHA approved.
 - o Are children allowed at Graystone? Yes, we cannot discriminate so they are allowed although there are not services for children.
 - o Are pets allowed? Service animals only that have gone through the process with the Board.
- Board of Director Report
 - o Kathryn briefly explained that September was national preparedness month and explained that the Board had two initiatives.
 - One, giving residents information regarding emergency preparedness.
 - Two, by asking for volunteers to become trained and be part of a CERT team that would assist Graystone residents in the event of an emergency. It was further discussed and questions answered. Anyone interested could sign up after the meeting.
 - o Leone informed residents that there has been more crime in our general area- cars broken into and cars stolen. Residents were encouraged to secure their cars and make sure not to leave anything in their cars.
 - o A resident asked if lighting could be increased in some areas. Yes, please let a Board member or Rick know what areas need to be looked at.
 - o A resident suggested using a "club" as a deterrent for car theft.
 - o A resident suggested not having packages delivered and left a your door because they are being stolen. He suggested making other arrangements for packages such as picking them up or making arrangements with a neighbor to receive packages.
 - o A resident asked if surveillance signs could be put up? No, but the Board will look into other signage options.
 - o A resident asked to add more signs indicating private property. The Board will look into adding more signs.
 - o Recycling is working great but more nonresidents are coming onto the property. The shop has been broken into. There was a discussion about adding cameras to Graystone. The Board will discuss this issue and look into it further.
 - o The Board has been working hard to keep walking and biking trails from coming through the property in order to keep Graystone a safe and quiet community.
 - o A resident asked if Graystone could become a gated community. No, Graystone has several streets that are right of ways and we cannot gate them.

- Other Business
 - The meeting was opened to questions and answers. Homeowners were reminded to keep their questions related to community issues. Individual issues should be addressed to a Board member or the Property Manager after the meeting.
 1. A proposal was read to the group asking the Board to select building representatives that would increase communication between the Board and residents. The Board will discuss the proposal at the next meeting.
 2. *Can the garbage pick up be modified to include recycling pick up?*
There are continual problems with garbage and residents not securing garbage in bags or keeping containers clean. Rick has a proposal for the Board about creating action reports to take care of issues. The Board will discuss garbage and recycling pick up.
 3. *There have been many issues at the pool this year. Can Holidays be added to the pool rules?*
Children not wearing correct diapers, alcohol at the pool, dogs in the pool area etc. The Board asks residents to report problems to the main office and the Board will work at trying to rectify the problems but it is up to the residents to know the rules and follow them.
 4. *Can we get more communication about rules and information regarding residents?*
Residents have been given all the rules and are regularly given information. The Board will look into increasing communication.
 5. *What can be done with smokers not following the rules and can more signs be put up?*
This is an issue for the entire complex. Signs have been posted in the breezeways. Report issues to Rick.
 6. *When will the pool be closed?*
The pool will close September 10, 2012
 - After the meeting please bring other issues to a Board member. Please write down future issues and give it to a Board member or put them in the box.

Results

- o Leone Rogers was voted back on the board. There was a tie between Linda Singley and Sarah Behrens. The Board decided to add another position and both Linda Singley and Sarah Behrens were voted onto the Board.
- o Thanks to Lelia Baldwin and Jeannine Perrenoud for helping with the election.

Residents were thanked for attending this year's annual meeting.

- Upcoming Board Meeting Schedule:
 - o The next Board Meeting will be held immediately following today's Annual Meeting.

Homeowners were thanked for coming.

Board Meeting adjourned at 11:50 AM.

Submitted by Amy Nelson, Secretary