

Graystone Management Corporation,
Board of Directors Meeting
Annual Meeting
Saturday, September 12, 2015

Minutes

Board Members in Attendance: Leone Rogers, Amy Nelson, Clay Singley, Helen Holfeltz, Nicole Bissonette, Tony Lallatin, Linda Beck

Annual Meeting Convened: 10:00 am

Welcome:

President Amy Nelson Called to Order

Minutes and Updates:

Leone reviewed and answered questions

Remove totals of major improvements and make sure community agrees on charges over \$30k

N112 – Suggested extending pool hours

Updates:

Nominations: Linda announced nomination for the 2 board positions. No other nominations from the floor. Linda proposed to approve by acclamation. 2nd by Steve Jensen

N112 - requested to be added to committees.

Financials:

Fiscal Year reviewed

- Balance Sheet reviewed and discussed
- Profit Loss spreadsheet was reviewed
- Major improvements 2015-2016 fiscal year
- Budget 2015-2016
- N112 suggested fiscal year to begin in October so it begins after the annual meeting

Reserve Study: Steve reviewed Board recommendation vs. Reserve Study recommendation.

N112 Requested to be on committee for revenue creation, pool rental and office update

Sarah - Distribute annual budget 15 days prior to annual meeting.

Sharon Williams – Party at pool

Steve discussed major improvements

N112 suggests to have major improvements

7 Voted to increase annual reserve to Reserve Study Recommendation

Remaining voted to follow Board recommendation for not increasing monthly fees

Sarah requested a full audit for next audit

Request to send information regarding requests and suggestions from individuals to the graystone email

Amy discussed declaration information and current progression. Being sent for final approval from city.

Helen covered rules and regulations. Request issues for current suggestions for rules and regulations

1. Line 10 – Contingency for community voting on major changes
2. Motorized drones in community – Privacy issues
3. Line 187 - Having improvements within units to be approved by board.
4. Communicate quite hours

5. Office coverage
6. Line 142 Quit hours – suggest 9pm to 9am
7. Line 162 – Remove word servant
8. Line 166 – Covered smoking area
9. Line 204 – Power tools in breezeway approval
10. Line 208 – Color changes to building
11. Line 217 – Ownership of or increase in fees for covered parking
12. Line 255 – Include scooters
13. Line 258 – Increase locker fees
14. Line 264 – Ammunition in storage
15. Line 279 – add HIPPA
16. Line 332 – Reduce number of guests per unit (request for larger)
 - a. Post schedule of large parties
17. Line 337 – Extend pool lap times for residents in morning and evening (starting at 7-9pm, 7-11am)
18. Line 397 – Response time from board
19. Line 419 – Increase in fine for continual rule breaking
20. Line 453 – More than 15 min for addressing board
21. Line 460 – Quarterly meeting
22. Line 481 – Change when budget is implemented
23. Line 497 – Verbiage for 3 bids prior to contract acceptance

Communication – getting minutes on website faster. Agenda be more complete with what will be discussed. List when board meetings will be covering issues when community will be discussed.

O and M contract coming up for renewal – Will it be up for bid.

Community garden – Nicole discussed it is currently a pilot and she will be assessing interest. The board will determine size and who will be included each year.

Concern about having to be defensive when one has a suggestion.

Results:

Open Floor:

Upcoming Board Meeting Schedule:

Request for flag in community
Request for bubble over the pool

Submitted by Clay Singley

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