

Graystone Management Corporation,
Board of Directors Meeting Minutes
Thursday, June 16th 2016

Attendees: Nicole Bissonette, Leone Rogers, Helen Holfeltz, Linda Beck, Tony Lallitin, Clay Singley, Rick Duggar, Steve Breitling

6:00-7:00: Executive Session

7:00-7:30: Homeowners

- Thinh Doan (L92) and friend, Chris, attended to discuss rental request for unit and pool party/violations.
 - Board will revisit/discuss further in Executive Session and send email/letter with decision.
- Robert Daynes (O114) came to discuss parking space that was occupied unknown visitor during afore-mentioned pool party.

7:30-7:40: Minutes Review (April)

- Nicole made the motion to approve and Leone seconded, all approved.

7:40-7:45: Declaration Update/Platt Map Status – Nicole/Steve

- Steve Ingleby attended during Executive Session – the original documents were created in the 1960's and there is some question as to the status of the property, whether or not we can be classified as a condominium project (condominium act was written 3 years after our documents were created). The Declaration/Platt Map update has been ongoing since 2013 with a lot of 'back and forth' to make changes to the Platt to satisfy City requirements. CRS Engineers hasn't made changes noted in the last two updates from Salt Lake City (we are holding final payment of \$915 until the work is completed).
- Per Steve, the Declaration/Platt Map have not been recorded – signatures are needed from Salt Lake City, Board will need to address update at annual meeting in September and provide copies of revised documents, home owners will need to be identified on the title.

7:45-8:00: April/May Financial Reports – Rick/ Leone

- Group reviewed transactions in April and May as well as Balance Sheet as of the end of May – current assets equal \$565,103.

8:00-8:10: Updates Major projects underway or needed – Rick

- Roof in Building M is being replaced.
- Still repairing/patching carport (payment pending completion).
- Painting pool fence and cabana, also south sides of buildings U, V and R.

8:10-8:20: Ongoing Maintenance Issues – Rick

- Crawlspace/Attic Inspections – has been completed.
- Walk around report for owners
 - Linda will walk through buildings U, V & T
 - Helen will walk through buildings R&S
 - Clay will walk through buildings A-I
 - Nicole will walk through buildings J-QTeam will report any violations such as clouded windows, junk, etc. to Nicole.

8:20-8:30: Round the table

- Cass (DC Brothers Window Cleaning) has offered to clean out the garbage collection benches outside each unit for \$880 – Nicole made to motion to approve and Clay seconded, all approved.

Upcoming Events – Board ‘walk thru’ in June

Next Meeting: August 18th, 2016