

Graystone Management Corporation,
Board of Directors Meeting
Thursday, October 27, 2016

Attendees: Morgan Bradshaw , Sharon Williams , Leone Rogers , Linda Beck , Helen Holfeltz, Rick Duggar (Property Management), Nicole Bissonette, Jason Sparks

6:00-7:00: Executive Session

7:00-7:30: Homeowners

Craig Larsen presented proposal to have a 3 inch stripe painted on the edge of the bottom step of each building's stairwell. Craig expressed concern that people could misstep and fall and that the stairs as they currently are present a safety hazard. His proposal would reduce possible accidents as well as Graystone's liability.

- Group discussed who would be delegated to do the painting as this was not addressed in the proposal. Also upkeep and repainting going forward.
- Proposal was not voted on in October's meetings

Geoff Prince and Christy Zavaleta attended to discuss and support Google Fiber being installed in the community. Geoff reported he had been in contact with Tyler at Google Fiber who can come make a presentation to the Board. Installation could be a complicated process as it would be done in each unit and not just by building – right to entry (signature) would need to be obtained for each unit. The intention is that Google Fiber would increase property value.

- Both Christy and Geoff are willing to serve on a committee that will include Morgan and Jason from the Board.
- Geoff will follow up with Tyler at Google Fiber and an interim meeting will be scheduled.

7:30-7:45: Minutes Review (August)

Jason moved to accept, Sharon seconded and all approved

7:45-7:50: Declaration Update/Platt Map Status – Nicole

Document has been signed and is pending fee to record with the City.

7:50-8:10: August/Sept Financials - Rick/Leone

Group reviewed checks paid out in August and September. September total cash assets equal \$506,426.35. There were \$147,128.12 paid out in expenses July through September. \$45,580.34 loss due to replacing roof on building M.

8:10-8:20: Updates Major projects underway or needed – Rick

- Asphalt project scheduled to be completed this week.
- Building K needs to have the sewer replaced. Recommendation is to put in PVC pipe. Two trees will need to be removed at an additional cost. Expected cost to be \$10,400. All voted to approve funds for project.
- Tree pruning is needed throughout the community. Rough estimate is \$1,800 to start (possibly more to come). All voted to approve funds for project.

8:20-8:30: Ongoing Maintenance Issues – Rick

- Walk around report for owners: Linda Beck, Clay Singley, Helen Holfeltz and Nicole Bissonette completed walk around. The guideline will be that if no one complains, small variations will be OK.
- Jason reported loose tiles in Building B. Rick will look into it.

8:30-8:40: Round the table

Nothing additional to discuss.

Upcoming Events – Interim Google Fiber Meeting
Next Meeting: January 19, 2017