

### 10.15.15 – Graystone Homeowner’s Association Meeting

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

7:00 – The meeting was called to order by Nicole.

7:01 – Homeowners in attendance were given a chance to speak. Harris in Building M wanted to know more about the potential for him to lease his unit. Rick provided Harris with an overview of the leasing process and what to do in terms of potential wait lists; it is time-context dependent. Harris was informed to provide the HOA with his intentions in writing either online or through the post. Currently homeowners are allowed to lease for one year at a time with potential renewals; homeowners need to obtain a business license. Lease periods are required to be at least 6 months to a year. Homeowners need to reapply to request to rent their unit out each year.

Susan from Building S147 inquired about FHA approval for reverse mortgage requests, and has emailed her explanation of reasons why she is interested to the BOD. She is willing to help get the FHA process moving forward.

The HOA had a short discussion on the merits of potential reverse mortgages. As there are some potential benefits for both the homeowner and potentially others in a similar circumstance, the HOA agreed that they will look into the potential for this, recognizing it might be a long and somewhat complex process. Susan said she would be willing to assist financially if there are costs incurred during the process.

7:09 – Leone asked for input on the review of August minutes, most of which involved setting up for the annual meeting. Leone noted in the 7:54 section a typo; asphalt “panted,” should be “painted”; later in that line, it should be “numbers” not “number.” No other corrections.

**Leone moved to approve the August minutes as amended. Tony seconded the motion. The motion was unanimously approved with no abstentions.**

7:12 – Minutes from Annual Meeting. Minutes are reviewed but not approved, as this happens at the Annual Meeting. Correction: please add Linda and Tony, add convening to minutes.

Under minutes and updates, under the “to remove the total major improvements” about budgeting and rules, the HOA needs to check on the rules and see if they are correct about budgeting exceeding \$30K. A line item review was conducted with the following corrections:

- Financials: Homeowner asked that fiscal year be in October. HOA cannot make this change because of what is in the declaration and having to revote, which is very difficult to do.
- A homeowner asked about the reserve study, at the bottom homeowner suggests to have something done, but it unclear whether they wanted a full balance sheet; revenue ideas in terms’ or major

improvements published? *\*\*Action Item: Nicole to ask Homeowner about what she was asking about so that minutes can be amended.\*\** Homeowner suggested that homeowners send suggestions and information via email to the Graystone HOA. This sentence needs to be completed in the line.

- Major improvements – The HOA is still working on this, so that will be researched and amended where feasible. A list of major improvements can be provided either on the website, in newsletters, or both. *\*\*Action Item: The Board to work on getting this information to homeowners.\*\**
- Homeowners suggested a full audit for the next one to be completed – this is something to discuss at the HOA level and so a final decision is considered pending.
- Question regarding rules and regulations – The HOA has authority to change them at any time as indicated in the document. Clarification of the CCNRs for homeowners might be helpful. But authority is written into document which was approved by the community.
- Some expressed concerns about the use of drones in the neighborhood, HOA has been asked to address it. Homeowners are advised that if they have a problem to contact the HOA. Amy pointed out that “annoyance or nuisance” through use of drones can be covered in current rules under Line 134. So this issue is currently covered.
- Home improvements that are approved by the board is brought up as an issue. After discussion, the rule will stand as written. The rationale is structural integrity of the building. The way the rule is written, it protects the person and the community.
- Quiet hours were requested to be from 9pm to 9am. From a feasibility standpoint, this is not possible as people have different work schedules and some need to get up early or get home late. The current hours from 10pm-8am will stay in place.
- Some people asked for office coverage. If the HOA were to hire someone we need to raise fees. Now that it’s email and cell phone, it’s not fiscally prudent to hire someone when coverage is adequate.
- Line 162 – homeowner asked to remove the word “servant”. The HOA will change the language to “employee.”
- Line 166- homeowner asked for a covered smoking area. This is something that would prove to be cost prohibitive and would impact few residents.
- Line 204 – homeowners asked as to why power tools cannot be stored in breezeway overnight. If tools are large, do homeowners need approval? Issue of such storage is that it could be hazardous to other community members passing through the breezeway, which causes liability issues for the HOA.

- Homeowners asked about status of color changes to the buildings. The HOA is currently looking into this as a major project, so there is a potential to change the color scheme.
- Line 217 – homeowner asked about potential ownership of carport parking? The issue here is that the HOA can't allow that because there are not enough to go around; if people really wanted that, then it could be a huge raise in monthly rates. Not enough in terms of costs versus overall community benefit.
- Line 255 – homeowner asked about scooters and whether they can be parked in carports with vehicles if it fits in the carport. HOA affirms this is the case, so long as both vehicles fit in the covered parking.
- Homeowner asked whether HOA should increase locker fees for revenue generation. HOA determined this is something we could do in the future, but that currently we have sufficient funds.
- Homeowner asked about storage of hazardous materials in storage lockers. This cannot be changed due to potential safety issues; homeowners can have hazardous materials in their own unit, but not in storage area; “fuel” will be added to list of materials not allowed in storage areas.
- Homeowner notes that “HIPAA” is listed as “HIPPA.” The HOA will fix the language. Concerns about information sharing have been researched previously and the rest of the language stays as written.
- Line 332 – A homeowner asked that the HOA reduce the number of guests per unit for pool usage? The HOA discussed this and decided to leave the language as written.
- Homeowner asked about posting a schedule of large parties. This was deemed a very infrequent problem; If you are hosting a group larger than ten, you need to sign in. If residents see party problems, contact HOA.
- A homeowner asked to extend pool lap swimming times for residents. After discussion, the HOA decided to change morning hours for exercise and lap swimming to 9-10am. Evening hours stay the same.
- Homeowner asked about shortening the response time from board for requests. HOA will amend language to reflect that the HOA will respond as soon as possible and within a reasonable time period. HOA will reply as soon as possible/feasible.
- Line 419 – homeowner asked about an increase fine for continual rule-breaking. This rule is already in place.
- Homeowner asked for an increases period of time at the annual meeting for people to air concerns. The Board will discuss at future meeting and will determine procedures and protocols to solicit input.
- Homeowner asked for a quarterly meeting for entire community to get together and share concerns. HOA determined that monthly board meeting is there for just that purpose.

- 3 bid issue. Line 497. Homeowner asked that contracts go up for competitive bid and to look at 3 bids for major improvements. Rick supports this and recommended this change moving forward so that the community is aware of the costs of major improvement projects.
- Homeowner asked that minutes be posted and published faster. Individuals interested in copies of the meeting can contact the HOA and ask, but the current system is sufficient given current HOA volunteer time and effort.
- Homeowners asked about the community garden. The HOA will work on addressing concerns at next month's meeting.

8:21 – Financials – Rick reviewed August statements, but could not review September statements as they had arrived that day. Rick provided a review of the balance sheet and checks/general ledger. Leone asked about Caldwell Richards; he is the attorney for the Platt map. Those attending were also provided a review of major improvements and reserves. Leone has copies of August deposits.

8:28 – Declaration – Amy received an email from the lawyer on October 2<sup>nd</sup>. The lawyer is still working with city attorney to try to get that completed and the hurdles removed, so we are still waiting. Hopefully we won't have to do it again.

8:33 – Updates on major projects. Carports continuing, Rick is working with the painting contractor. There have been some concerns voiced by a resident that metal flashing is not done well and that paint is flaking off. Rick will look into it. Treework is necessary along the north side of the property, which could cost an estimated \$2,000.

Rick also proposed to clear out space on the hill near the business plaza. He would like to create a gravel area and waterwise plants. The estimated cost would be around \$4,000 to remove current area (which is not usable or attractive). HOA would need to figure out planting. Nicole will look at the space and review, then the HOA board will review and look at it over the next couple of days and then reply all to Nicole emails. Still working on cement-board bids.

8:44 – Ongoing maintenance – crawlspace and attics are ongoing. Most have been done.. Nicole and Rick will draft letter to provide to homeowners that venting outside **or** back into unit as originally designed needs to be completed by December 31<sup>st</sup>. Rick to count number of units still not compliant. Storage locker rekeying – still working through it, hopefully done by next month. Rick is going to create a notice about lockers and have two dates and times.

8:55 – The meeting was adjourned. The next meeting will be November 19<sup>th</sup>.