

Graystone Homeowners Association

Meeting Purpose	June HOA meeting
Meeting Date	6/16/2022
Attendees: GrayStone	Sarah Behrens, Patrick Hanna, Josh Thoas, Sharon Williams, Sam Forester
Attendees: Earthworks	Rick Duggar, Steve Breitling

Sarah called the meeting to order at 6:58 PM

1. Homeowners - 7:00 PM
 - No homeowners were present
2. Review and approved Board Session Minutes - May 2022 - 7:00 PM
 - Minutes approved as amended.
3. Financials - 7:04 PM
 - U First Credit Union CD at 1.95% for 15 months. Rick suggested \$200,000.00 for the CD. Josh brought to motion, Sam 2nd. All voted for approval for Rick to purchase CD.
 - Breakdown Water and Sewer expenses separately for the community budget for the community to better understand the fees.
 - Financials approved by board.
4. Websites - 7:15 PM
 - No updates
5. Pool resurfacing - 7:16 PM
 - Bid at approximately \$70,000.
 - Mail to every unit a letter with details of pool with return envelope.
 - Steve will provide breakdown of pool resurfacing budget.
 - Sarah will write letter details to explain budget of pool resurfacing.
 - Sarah will write ballot.
 - Board will meet to stuff envelopes.
 - Board will meet Thursday June 30th at 6:00 PM to stuff envelopes.
6. Siding Repair on Building V - 7:30 PM
 - Sarah didn't notice a difference in the painting.
 - Rick suggested for the board to go and review.

- Steve explained you see textured change but it doesn't look like a new board.
- Board adjourned at 7:35 PM to view siding
- Board regroupd at 7:45 PM
- 8 sidings at \$1750 per siding.
- Sam brought to motion to approve repairing siding.
- Sarah second.
- Motion passes with all approval.

7. CarPort - 7:50

- Received bid replacing carport roof. \$132,659.
- Overlay \$112,191.
- \$75 an hour to patch
- Sarah brought to motion to patch carport.
- Sam second.
- Motion passes with all approval.
- Number of Car ports: 146
- Number of Lockers:

8. 2023 Budget - 8:05 PM

- Discussed raising HOA fees for the next few years
- A special assessment might be placed in a few years.
- Discussion to raise carport fees.
- Sarah asked Josh to take fee discussion and come up with scenarios of fee increases with a 5-10 year projection.
- Additional projects: Rain gutters
- Referenced roofs are expected and replaced when needed.
- \$8,000.00 worth of rain gutter work has been done and needed.
- Sam motion to pass
- Sharon seconded.
- Motion passes with all approval.

9. General Rules and Regulations - 8:25 PM

- Meeting to review after annual meeting

10. Community Party - 8:30 PM

- BYOB
- 3rd Tuesday in August. (08/23/2022) at 6:00 PM

11. New business - 8:35 PM

- Temporary rentals:
- Added T156. Rental agreement disclosed. Start date of lease 07/01/2022
- Sarah moves to approval rental.
- Sam seconds.
- Motion passes with all approval.

12. Arms Parking - 8:42 PM

- Patrick got two computers via Amazon for approximately \$250 and will be reimbursed.

Sam called to adjourned meeting at 8:45 PM

- Sarah seconded motion.
- Meeting was adjourned.