

# Graystone Homeowners Association

<b>Meeting Purpose</b>	June HOA meeting
<b>Meeting Date</b>	7/21/2022
<b>Attendees: GrayStone</b>	Sarah Behrens, Patrick Hanna, Josh Thomas, Sharon Williams
<b>Attendees: Earthworks</b>	Rick Duggar, Steve Breitling

Sarah called the meeting to order at 7:07 PM

1. Homeowners
  - None
2. Review and approve minutes June 2022 - 7:07 pm
  - Amended. Sarah motioned to approve, Patrick second.
  - Minutes approved.
3. Executive Session – Sarah - 7:09
  - J78 fined \$300 for renting without approval for the months of February & March 2022 (\$300 each month). They will be notified in the next billing. Any additional fines for renting without approval after March 2022 will be removed in this manner. Sarah motioned, Sharon second. Motion passed.
  - J78 will be fined \$100 for having an animal on property without prior approval. The fines will continue until paperwork has been submitted to the board or they remove the animal from the property. Sarah motioned, Patrick second. Motion passed.
4. On-going Business - 7:15
  - a. July 2022 Financials - 7:15
    - i. Financials review
      - Finances look normal.
      - Plumbing: Buildings E V R K another new line. Total of \$15,548
      - Building L will need a main line. Rick will review to see needs of repair.
    - ii. U First CD - update

- U First is having issues with Condo's paperwork to open a CD.
- Sarah will write a letter for Sarah, Patrick, and Josh to sign.
- b. Website - 7:27
  - i. uploading Agendas and Minutes
    - Switching website to Graystone-Condos.com.
    - Patrick will have a go live version ready for review next month.
- c. Pool - voting - 7:28 PM
  - Received 41 ballots. Deadline August 8th.
- d. WiFi in the clubhouse - update, if any - 7:35 PM
  - N/A
- e. Projects - updates - 7:35 PM
  - i. Siding Repair
  - ii. Wind damage to carport
    - Carport Building U (wind storm blew off gutter, rain gutter and roof on carport needs to be replaced).
  - iii. Trees
    - Tree at carport (East), tree by building R, check tree by building F.
- f. 2023 Budget - 7:39
  - Josh presented a review of different scenarios of fee increases for the next 5 years. Josh suggested by starting with 10% and reviewing annually to see if the fees need to be increased further. He suggested 10% yearly increase as opposed to a 20%-25% to help those who may be struggling to pay their fees.
  - Reviewed and agreed to agree monthly condo fees by 10% annually starting in January 2023.
  - Reviewed raising monthly fee for car port. Raise cart port fee to \$20 beginning January 2023.
  - Sarah moved to increase maintenance fees by 10% and carport fees from \$15 to \$20 effective January 2023.
  - Put a place on websites to show where money is spent on repairs. This will give the Graystone community a better understanding of how maintenance fees are used and where their money is being spent as not all maintenance fixes can be seen.
- g. Community Party - 7:55

- Confirming Meyers Chicken catering with the date. Tentative 16th.
- Signs will be placed in the windows of the club house.

5. New Business / Round Table – 7:59

- Storing vehicles in Graystone. If vehicles are not driven regularly, it must be moved. Vehicles will be tagged after 72 hours if vehicles haven't been moved. Vehicles must be registered.
- Vehicles parking in the red zone on Graystone Way. Vehicles will be warned, then towed.
- Two E-Bikes chained to the car port. One was recovered. Nothing should be chained to the car port. Camera usage was discussed.
- Woodhollow had a car and catalytic converters stolen last week. Catalytic converter stolen from car in front of Graystone pool.
- Remind residents who own dogs to not leave poop in breezeways.

Patrick motioned to adjourn the meeting. Josh seconded.

Sarah adjourned the meeting at 8:27 PM