

the GRAYSTONE

management corporation

1170 East 2700 South · Salt Lake City, Utah 84106 · (801) 486-8484

Meeting Purpose	January HOA meeting
Meeting Date	1/19/2023
Attendees: GrayStone	Patrick Hanna, Josh Thomas, Sharon Williams, Sam Forester, Ray Whyde, Charles Lombard
Attendees: Earthworks	Rick Duggar, Steve Breitling

General Meeting Minutes

Meeting was called to order 7:01 by Patrick

1. Homeowners in attendance

a. Janette Sanders (N107) - Confrontation between homeowner and property manager

- Janette shared with the board her recollection of events taking place on January 3rd surrounding a confrontation between her Husband and the Property Manager regarding the snow removal after recent large storms. Janette stated she was looking for a solution to the snow removal, and felt the conversation was unnecessarily escalated by the property management.
- Patrick addressed that the situation was seen as unacceptable by the board, and stated that in the future we would encourage all homeowners' conversation surrounding the work done by our property management and contractors be directed to the board, as supported by our rules and regulations.
- The board will discuss follow up actions from the event, options for snow removal, and updating contact information for homeowners.

*The board recognizes that it failed to give property management the opportunity to respond during the meeting

b. Ann Granato (H64) - Board appointment interest

- Ann was encouraged to offer her candidacy for a position on the board given the recent vacancy, and would like to offer her time to the board to answer any questions.

- Ann shared her credentials as a city planner for Millcreek and her accounting background. She also addressed a concern about her current residency within the community, sharing with the board that her son currently lives in her unit but she visits everyday, and plans to move into the unit in the future.
- Within her first year, Ann would look to observe the current process of the board to learn as much as she can. Ann shared that she has an interest in the finances of the homeowners association.

The board would like to discuss her appointment amongst themselves during the next executive meeting.

- c. David Granato (H64), Mark Newton (H62)
 - Attended in support of Ann Granato
- 2. Review and approve minutes October 2022
 - a. Minutes were approved unanimously.
- 3. Executive Session
 - a. Vacant board positions
 - President - Patrick Hanna was nominated and voted in unanimously
 - Vice President - Ray Whyde was nominated and voted in unanimously
- 4. Ongoing Business
 - a. Financials December 2022 (presented Steve Breitling)
 - Total Cash Assets: \$349,018.90
 - Monthly (December 2022):
 - Income: \$31,814.26
 - Expenses: \$76,372.16
 - Profit: -\$44,557.90
 - Yearly 2022
 - Income: \$515,048.85
 - Expenses: \$571,364.97
 - Profit: -\$56,316.12
 - b. Website
 - Electronic Documents
 - Reviewed by Ray
 - Docusign website integration was over \$200+ month
 - Single login \$8 a month
 - Sharon moves to authorize Ray to purchase document signing service up to \$10/mo (\$120/yr) to be reimbursed via HOA. Seconded by Patrick and passed unanimously.
 - c. Projects
 - Pool
 - Pool work is finished and paid for.
 - Rain Gutters
 - All rain gutters have been cleaned
 - Some additional work is needed on fascia and soffit, not yet started

- Water Main
 - Work completed
 - Curb Cut
 - Cost ~\$3000 for each curb-cut
 - Sam moves to authorize to fix southwestern corner of Graystone way 1170 E and install 2 curb cuts on the northwestern and northeastern corners of the same intersection. The motion was seconded by Ray.
 - a. 5 Yay, 1 abstained
5. New Business
- a. No new business
6. Point of Order
- a. Michael Dudzinski #N107 interrupted the meeting well past the arranged time for homeowners and demanded to address the board. He was informed that the floor was no longer open to homeowners, yet continued to escalate the situation until being asked to leave.

The General Meeting was adjourned at 8:48 PM.