

GRAYSTONE ON THE GREEN OWNERS ASSOCIATION
ANNUAL HOMEOWNERS ASSOCIATION MEETING AGENDA

December 5, 2017

Resort Group Building #1, 2150 Resort Drive, Mt. Werner Conference Room 2nd floor

MINUTES

- I. CALL TO ORDER
Kim Carlson, HOA President, called the meeting to order at 9:03 am.
- II. ROLL CALL, PROXY CONFIRMATION & ESTABLISHMENT OF QUORUM
The following members attended the meeting in person: Larry Keane, Cindy MacGray and Gerald (Jerry) Spring. The following members attended the meeting via teleconference: Kim Carlson, Devon Evans, Robert (Bob) Fielding, Darla Bogler, Donna Minyard, Russell Peterson, Betsy Schwartz and Lisa Branscum. Proxy was given to Kim Carlson by Brad Price. With a total of 12 of 17 lot owners represented, the minimum number of nine owners was satisfied for the quorum.
- III. APPROVAL OF MINUTES from December 1, 2016
After a brief period of review, a motion was made by C. MacGray *“to approve the previous annual meeting minutes as presented”* which were duly seconded and unanimously approved.
- IV. ACTION(S) TAKEN WITHOUT A MEETING
 - A. Motion, vote and approval to reduce executive board from 5 members to 3 effective 12.31.17
 - B. Motion, vote and approval regarding the revised third amendment to the declarations and to proceed to present to the membership for the necessary 67% approval from the membership.
Motion was made by D. Evans *“to ratify the actions taken without a meeting, both the board reduction vote and to move forward to the membership for a vote on the third amendment to the declarations.”*
Motion was duly seconded and unanimously approved.
- V. PRESIDENT’S REPORT – Kim Carlson
K. Carlson took a few minutes to review the revisions to the third amendment to the declarations. She specifically mentioned Section 4.12 defining leases. It was mentioned that two sentences were removed that simplified the document and that a couple of owners were opposed to. The second item was the stipulation of a quarterly report as opposed

to a monthly report that documents the number of leases during the quarter and the duration of their stay. The third item referred to the grandfathering question, which the board felt was not fair for the benefit of 2 out of 17 lots. The final word on this amendment was the effective date, and it was determined to become effective November 1, 2018.

VI. OWNER OPPORTUNITY TO COMMENT ON THE PROPOSED THIRD AMENDMENT

Darla Bogler commented that the way this revision was worded that it would definitely have a negative impact on their cash flow and the viability of them being able to lease their home under these conditions.

VII. OPERATIONS REPORT – Jerry Spring
There is nothing to report.

VIII. TREASURER’S REPORT – Devon Evans
D. Evans briefly reviewed the financial condition of the association and reported that everything was in order. D. Evans explained that the new budget was not a balanced one, due to the fact of the contingent nature of the legal fees that may or may not be required in the new year. Regarding reserves, the HOA is making a decided effort toward building up the reserve account for the eventual replacement of the sidewalks that go through the community. She also was pleased to report that members’ dues for 2018 will not be going up.

IX. UNFINISHED BUSINESS
There was no unfinished business that needed to be discussed.

X. NEW BUSINESS
Transition of Association Management companies effective 12.31.17. In actuality, the transition will occur on 12.29.17, and Central Park Management has already been given enough information to bill owners for the first quarter of 2018 so they are 100% in charge of billing going into the new year. B. Hunstad stated that a \$10,000 check will be turned over to Michele Matthews of CPM on December 8, 2017, along with an owner list and some other items to help make the transition smooth. It was also discussed that J. Spring would talk to Gecko Landscaping about snow removal in December; that they will go ahead and invoice to CPM. It was also mentioned that if owners did not receive their ballot for the vote, that they contact B. Hunstad to be supplied with a new ballot

XI. ELECTION OF BOARD OF DIRECTORS

In the “Actions taken without a meeting” segment, it was ratified that the board will be reduced in number from 5 board members to 3. Therefore, no vote is necessary at this year’s annual meeting.

XII. DATE FOR 2017 ANNUAL HOMEOWNER’S ASSOCIATION MEETING
The date for the next annual HOA meeting is to be determined.

XIII. ADJOURNMENT
With no other business up for discussion or vote, C. MacGray made the motion to adjourn the annual HOA meeting at 9:56 am, was duly seconded and unanimously approved.

2018 BUDGET RATIFICATION WILL OCCUR IMMEDIATELY
FOLLOWING THE GENERAL MEETING.

With no questions regarding the 2018 budget and no one voicing any opposition to the new budget, it was affirmed by acclamation that the 2018 budget is ratified. Without further discussion the meeting was adjourned at 10:00am.