

Greystone Association  
Board of Directors Meeting  
December 13, 2007

*Present:* Joe McVerry, Dan Saylor, Harold Ramsey, Chris Quinn, Bill Cook, Barbara Dechter, Al Lyter, Helen Jones, Paul Woolverton, Julie Tomlinson

*Absent:* Tess King, Nancy Peplin

*Management:* Absent

*Homeowners:* None

*Designation of Quorum:* Quorum met

*President's Report:* A thank you to Helen Jones and the Coldwell Banker Advantage for use of the meeting room. The focus on tonight's meeting is the city's plan for Greystone Dam and to change the number of board members.

*Approval of Prior Minutes:* The September minutes were approved.

*Committee Reports:* None

*Unfinished Business:*

Since the work to clear debris from the Winchester spillway has been completed Paul Wolverston and Gordon Archambault can now mark trees below the dam for removal.

Al Lyter made a motion to approve the city's Plan A for the Greystone dam; Barbara Dechter seconded. A quick vote ensued with all approving. This was followed with a vote to retract the motion and passed on a 7 – 3 vote.

Dan Saylor made a motion that the board defer to the city to do what is best for our lakes and areas downstream; Barbara Dechter seconded. The motion was passed 100%. Action item: ask Matoka Snuggs to send a letter to City indicating that we defer to the city's plans for Greystone Lake dam.

Al Lyter made a motion to cancel our plan to have a second analysis of the dams and spillways at Winchester and Bakers; Day Saylor seconded. The motion was approved by 100%.

Bill Cook made a request to have Matoka Snuggs investigate insurance fees in relation to any improvement to the dams and spillways.

*New Business:*

Joe McVerry brought up Nancy Peplin's idea of reducing the number of board members (keeping it within the numbers as defined by our own rules). This would be done to make it easier to have a quorum. The subsequent discussion showed this to be unnecessary due the fact that through attrition this is already being accomplished. So no motion was made on this subject.

Dan Saylor made a motion to assess the entire Greystone Community to repair the Baker / Winchester spillways; Chris Quinn seconded; the motion was defeated by 100%.

Helen Jones made a motion to spend \$4700 for general landscaping improvements in various common areas (as noted on the bracketed areas of the Omni-Scapes LLC quote); Chris Quinn seconded; the motion was approved with a 9-3 vote.

Dan Saylor is on record with a comment that the Windsor Woods' common areas need more attention.

Julie Tomlinson is on record that the newsletter will not be published due to lack of any submittals.

Harold Ramsey made a motion to approve Tess King and Ann Brooks to the Recreation board; Chris Quinn seconded. The motion was approved with 100%.

*Action Items:*

Paul Wolverston and Gordon Archambault to mark trees below the Winchester dam for removal.

Matoka Snuggs and Joe McVerry – letter to city (see above).

Matoka Snuggs – inquire about liability insurance with relation to dam improvements (see above)

Helen – to contact M&M landscaping about their lack of completing work as assigned by the contract.

*Next Meeting:* January 17, 2008.

There being no further business, the meeting was adjourned at 8:20 P.M.

Omni-Scapes, LLC

803 Doc Nichols Road  
Durham, NC 27703

# Estimate

Date	Estimate #
11/25/2007	137

Name / Address
Greystone HOA c/o Helen Jones 6020 Creedmoor Road Raleigh, NC 27612

	Description	Qty	Cost	Total
	*** REQUESTED WORK ***			
1	Installation of plant materials, according to industry standards - <del>2</del> <sup>Rec holes</sup> large Bradford Pears - Windsor Ridge Island	2	<del>400.00</del> <sup>200</sup>	<del>800.00</del> <sup>400</sup>
2	Installation and maintenance of color beds by sq. ft. - winter color, possibly including pansies, cabbage, kale, others - Windsor Ridge Island	50	5.00	250.00
3	Installation and maintenance of color beds by sq. ft. - winter color, possibly including pansies, cabbage, kale, others - Vestivia woods	30	5.00	150.00
4	Installation and maintenance of color beds by sq. ft. - winter color, possibly including pansies, cabbage, kale, others - Bluffridge	36	5.00	180.00
5	Installation and maintenance of color beds by sq. ft. - winter color, possibly including pansies, cabbage, kale, others - Carriage Bluffs	40	5.00	200.00
6	Installation and maintenance of color beds by sq. ft. - winter color, possibly including pansies, cabbage, kale, others - Creedmoor sign	96	5.00	480.00
	Installation of various landscape lighting components, including transformer, wire, fixtures, accessories as needed - Creedmoor sign		500.00	500.00
	Installation of new irrigation controller, valves, piping, spray heads as needed - Creedmoor sign		3,200.00	3,200.00
7	Installation and maintenance of color beds by sq. ft. - winter color, possibly including pansies, cabbage, kale, others - Leadmine sign	170	4.50	765.00
	Installation of various landscape lighting components, including transformer, wire, fixtures, accessories as needed - Leadmine sign		500.00	500.00
	Installation of new irrigation controller, valves, piping, spray heads as needed - Leadmine sign		3,200.00	3,200.00
8	Removal of plant material from premises using equipment and hand tools by the hour - 9 large barberry, several dead nandina, large mass of juniper - Clandon Forest	6	40.00	240.00
9	Installation and maintenance of color beds by sq. ft. - winter color, possibly including pansies, cabbage, kale, others - Clandon Forest	160	4.50	720.00
	Charges for hired work, prior to profit line			11,185.00
	Company's profit line		10.00%	1,118.50
	*** RECOMMENDED WORK ***			
	Pulling and submitting soil samples from areas to determine current fertility levels, by the sample - all color beds	7	35.00	245.00
10	Improving form and / or function of plant materials by removing problematic or excessive growth with hand pruners, by the hour - crepe myrtles - Windsor Ridge Island	4	50.00	200.00
11	Transplanting existing plant materials on site, by the hour - burning bushes to open up sign - Carriage Bluffs	2	40.00	80.00
	Removal of plant material from premises using equipment and hand tools - 5 holly trees - Creedmoor sign	4	40.00	160.00
12	Removal of plant material deemed undesirable with hand pulling, hand tools, and power tools, by the hour - Creedmoor sign	1	40.00	40.00

\*\*\* Estimate pricing valid for 45 days. Total price may be higher or lower upon completion.

**Total**

*\$ 4,340*

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# Estimate

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11/25/2007	137

Name / Address
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Description	Qty	Cost	Total
Application of recommended post-emergent herbicide (selective or non-selective) to areas at recommended application rates, by the solution gallon - Creedmoor sign	2	75.00	150.00
Improving form and / or function of plant materials by removing problematic or excessive growth with hand pruners, by the hour - loropetalum, hollies - Leadmine sign	6	40.00	240.00
Improving form and / or function of plant materials by removing problematic or excessive growth with hand pruners, by the hour - junipers above wall - Clandon Forest		40.00	40.00
Application of recommended post-emergent herbicide (selective or non-selective) to areas at recommended application rates, by the solution gallon - Clandon Forest	1	75.00	75.00
Application of triple-shredded hardwood mulch, by the cubic yard - remulch relocated plant materials - Clandon Forest	2	65.00	130.00
Charges for hired work, prior to profit line			1,360.00
Company's profit line		10.00%	136.00
<p>*** EXPLANATIONS ***</p> <p>*** Plant Installation - requested 2 Bradford Pear trees should be a minimum 10' tall and full to blend into established plantings. If want much larger, can be arranged. We highly recommend AGAINST this tree species due to the poor branch angle structure which is highly conducive to tree destruction via wind, storms, snow, and ice. If would like other options, would be happy to provide.</p> <p>*** Color Bed - price per sq. ft. of bed space includes the following - removal of existing plant materials and disposal, tilling existing bed soil components, light weeding, addition of new compost/soil conditioners, fertilization, incorporation of latter two with additional tilling, winter annual color (selections based on availability, design principles, space, etc.) plants, installation of plants, light coat of pine bark fines mulch, and pre-emergent herbicide application. Price per sq. ft. = \$5 &lt; 100 sq. ft. &gt;\$4.50.</p> <p>*** Pruning - the two large crepe myrtles at Windsor would benefit from a good pruning to minimize the damage that has already begun due to crossing branches. The Leadmine sign would be much more visible if we were to prune out some of the shrubbery surrounding it. The junipers above the wall at Clandon Forest have a lot of necrosis (dead spots), would be nice to remove.</p> <p>*** Herbicide Applications - several spots have weeds or bermuda grass invading, need to remove.</p> <p>*** Mulch - relocating the shrubs at Clandon will require some extra mulch.</p> <p>*** Lighting - as discussed, the cheapest alternative for these situations would be to use a "Lowe's/Home Depot" package as compared to a commercial grade system. The kicker on both signs is that we need a power outlet installed...there is power to the sign, but no outlet, thereby requiring an electrician to tap in and install a GFI outlet for the lights and irrigation system controllers (estimated \$200 each).</p> <p>*** Irrigation - installing the irrigation requires available water, which we know is available at Leadmine. The city will require a tap/meter (\$900 permit) which with current water restrictions they are in no hurry at all to install, we'll need all the necessary system components, including a certified backflow preventer (\$250), and the installation. While the cost is likely prohibitive for just the color bed, the system is expandable for up to 12 zones if ever needed.</p>			

63

*** Estimate pricing valid for 45 days. Total price may be higher or lower upon completion.	<b>Total</b>
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