

GREYSTONE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 15, 2007

*Present:* Al Lyter, Nancy Peplin, Julie Tomlinson, Margo Nolstad, Harold Ramsey, Paul Woolverton, Joe McVerry, Dan Saylor, Tess King, Barbara Dechter, Chris Quinn, and Jeff Smith

*Absent:* Helen Jones, Bill Cook, and Iain Walsh

*Management:* Matoka Snuggs, Charleston Management

*Homeowners:* None

*Designation of Quorum:* Quorum met.

*President's Report:* Joe McVerry noted M. Sandman had left him a voice mail to express concern about the HOA going in front of the CAC. Joe returned Mr. Sandman's call and left a voice mail (which has not been returned) expressing concern about a change of plans and the impact to the HOA.

*Approval of Prior Meeting Minutes:* Prior minutes were approved as presented.

*Treasurer's Report:* Margo Nolstad noted everything was in line.

*Committee Reports*

*Recreation Committee:* Minutes and financials are attached to hard copy of minutes. The tennis court resurfacing is progressing. The asphalt layer is now curing. The next step will be the top coats. There have been \$3200. in donations to date. Membership renewal notices will be mailed out in a few days. The swim team schedule will be posted on the website as soon as it is known.

*Architectural Committee:* The committee has approved two requests for fences.

*Planning & Zoning :* Emails from Dan Saylor and Paul Woolverton as well as maps have been attached to the hard copy of the minutes. There are three current zoning requests that were brought to the Board's attention.

Z-06 – M. Sandman is requesting to be rezoned from R4 to R6. He wishes to redesign several of the units that were originally designed to be larger luxury condominiums into more of the standard units he is developing. Concern was noted over storm water control.

Z-08 – This is a proposal to be rezoned from R6 to R10 in order to build apartments. CAC has already rejected based on several concerns including traffic and existing single family dwellings. The developer is resubmitting.

Z-07 – Request to be rezoned from R6 to O&I 1. It appears the request will be to build an office park. There were no major storm water plans presented to the city, but it did include a proposed "green" buffer. Dan Saylor suggested the HOA go on record categorically denying this request.

(See New Business for further discussion)

*Lake/Grounds:* The committee also discussed the zoning issues and is concerned about the storm water run-off from the projects. The committee has finalized the landscape contract for '07/'08. Al Lyter will email to Matoka so that bids may be obtained. The new contract also notes that the HOA will only trim to 30 inches areas where residents have installed geese fences. There was also discussion about the annual addling of eggs. Nancy Peplin asked if anyone had information related to planned tree removal at the corner of Sawmill and Creedmoor. The committee is now meeting every other month (coinciding with the Board meeting months).

*Signs:* No report.

*Communications:* Next newsletter will be in June. Website is current.

*Community Watch:* No new items to report.

*Management Report:* City has contacted Matoka that the surveying at the Greystone dam will begin in April.

*Unfinished Business*

Joe McVerry offered to install the Merle Marxen memorial bench. It will be installed at the area near the memorial stone to Bobby James.

*New Business*

There were several motions introduced related to the zoning issues noted earlier. Regarding Z-08, Dan Saylor made a motion that the Board take a position of denying the request. There was a second and the motion passed. Regarding Z-06, Dan made a motion that the Board also take a position to deny the request. There was a second and the motion carried with Harold Ramsey abstaining. Paul Woolverton then made a motion that the Board oppose based on concerns related to no storm water plans from the developer. The motion was seconded and carried with Barbara Dechter abstaining. Finally, related to Z-07, Dan Saylor made a motion that the Board take a position of denying the request. There was a second and the motion passed.

*Next Meeting – May 17th*

There being no further business the meeting was adjourned at 8:30.