

GREYSTONE VILLAGE HOA, INC.
Annual Homeowners Meeting
February 19, 2009

Call to Order

Board Members Present: Helen Jones, Dan Saylor, Chris Quinn, Nancy Peplin, Barbara Dechter, Tess King, Joe McVerry, Al Lyter, Mark Whitley, and Paul Woolverton.

Management: Matoka Snuggs

The President, Dan Saylor, called the meeting to order at 7:05pm. A quorum was declared with those present and by proxy.

Approval of Prior Meeting Minutes

The 2008 Annual Meeting minutes were approved as written.

Introduction of Board Members

Pres. Saylor introduced the Board members in attendance and thanked them for their time on the board. A special thanks went out to Helen Jones who will be stepping down from the board after many years of service.

President's Report

Pres. Saylor again welcomed all in attendance and gave a brief overview of the agenda.

Treasurer's Report

Paul Woolverton gave the Treasurer's report. The 2009 budgets for both the HOA and the Swim Club were discussed.

Recreation Committee

Chris Quinn reported that there were 375 pool memberships sold for the 2008 season. There is also a new tennis instructor. Ms. Quinn reminded everyone the pool will open in May. Owners receive a discount for pool membership and three free passes. The swim team finished third in the division.

Planning and Zoning

Pres. Saylor noted there is currently nothing before the City that would impact Greystone. He noted the Whole Foods project should be discussed at the March 3rd city council meeting.

Signs

The Creedmoor sign will be replaced and relocated on Saw Mill Rd. The Board is to approve location and design in the near future.

Architectural

No report.

Community Watch/Citizen Liaison

Barbara Dechter reported that the City has altered the Community Watch program. They are expanding efforts to get different HOA's involved with each other. First meeting should be in the near future.

An owner expressed concern about vacant homes. It was noted neighbors should keep an eye out and report any suspicious activity to the police.

Lakes/Grounds Committee

Al Lyter presented report. Committee is designed to advise the Board of items related to the common areas. The committee meets once a month and members are needed.

This past year an engineering study was done for the three lakes (in conjunction with the City's report on Greystone Lake.) The reported that overall the dams are in good shape. It was noted that Baker's and Winchester do not comply with current state requirements. However, the date the state has not required the

HOA to bring them current. The areas of concern for the two relate to the 1000 year storm and height requirements. The City does plan to widen and raise the Greystone dam. It is planned that while this work is being done, the HOA will dredge Greystone lake. In 2008 it was reported to the Board that the work was scheduled for 2009. However, this is contingent on the 2009 City budget and the council approval.

Also, Baker's Lake will be treated for hydrilla in the spring. The HOA also added carp to the lake to help eat the hydrilla. Winchester Lake was dredged in 2008. The stream feeding Winchester was modified and the storm drain on the single family homes side was repaired. The spillway was also reshaped a bit and rocks relocated to increase efficiency. The gazebo was removed and the area used for sediment. After the sediment has cured, the gazebo issue will be revisited. Repairs were also done to the Winchester Dam due to muskrat holes. The muskrats were removed and the holes filled in. Additional burrows were repaired with the dredging and no leaks at the dam have occurred.

The committee also was faced with the wildlife management issue. The safety of the dams is the main concern of the wildlife damage. Also, they create constant maintenance problems with their lodges (dams) blocking the flow of the streams. To help maintain the area from deforestation, flooding, deterioration of private property, and usability of the common areas the committee sought the advice of the USDA. (In the past situations were addressed on a case by case basis.) The USDA will provide assistance with both the rodent and geese problem.

Finally, the committee reviews the landscape contract each year and seeks bids.

There was a comment regarding the addling of the eggs. In the past the work was done by volunteers. This year the Board will consider using the USDA services. The USDA representative present at the meeting noted addling eggs is a very efficient way of keeping the geese population in check.

Another owner noted that when Greystone Lake is dredged perhaps a larger island in the middle could be created.

There was a question about a hole on the greenway near 1521 Wedgeland. It is most likely a muskrat hole and the HOA will fill in.

Finally there was a comment about the erosion in the stream that goes under Saw Mill Rd. The stream will be modified when the lake is dredged.

Board Elections

There were five positions available. Nominated and elected to serve by acclimation were Bill Cook, Travis Kraszeski, Al Lyter, Dan Saylor, and Paul Woolverton.

IRS Resolution

Motion made and seconded in favor of passing IRS Ruling 70-604. Any excess revenue will be carried over to next year.

Question & Answer

An owner made a motion (motion was approved) for the Board to hire the USDA to addle the geese eggs.

Adjourn

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