

Greystone Manor Community Association, Inc.

November 10th 2016

Annual Meeting Minutes

Call to Order

Darcy Tallon called the meeting to order at 6:32PM.

In attendance:

Darcy Tallon – Board Member

Daryl McReynolds – Board Member

Karl Pennington – Board Member

Jim Sutton – Fieldstone Property Manager

35 lot owners represented in attendance or through proxy

General Items of Discussion

- Daryl gave the 2016 financial review and projected end of year status.
- Darcy discussed the community improvement
 - Dam Cleaning
 - Gates and Signage
 - Roads
 - Community Events
 - Retaining Walls
 - Community Irrigation/Lake Level

2017 Board of Directors Election

- Jim facilitated the 2017 Board of Directors Election.
- 2017 Board Members are Jack Ries, David Shafer, and Al Ferrer.

Adjournment

With no further business to discuss, the meeting was adjourned at 8:38PM.

Meeting Agenda

- Financial Review
 - 2017 Board of Directors Elections
 - Community Improvement
1. Dam Cleaning
 2. Gates and Signage
 3. Roads
 4. Community Events
 5. Retaining Walls
 6. Community Irrigation
 7. Lake Level
- Survey Results
 - Q&A



GSM - Greystone Manor HOA

Balance Sheet

Current Assets (10/31/16)

UB6680	\$17,976.05
Wells Fargo	\$2,000.00
Wells Fargo	\$62,174.83
Total	\$82,150.88

Greystone Manor - 2016 Revenue Vs. YTD Expenses

Annual Dues - 59 Lots @ \$1,400 = \$82,600

update 11.11.16

Budget Projection - 2017

Income	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total	2016 Budget	2016 YTD-Oct Actual	2016 YTD-Oct Delta
41000 - Assessments (includes Trash Removal)	\$78,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$84,000.00	\$0.00	\$893.00	(\$263.00)
Expense																
52022 - Water - Pool	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$100.00	\$175.00	\$175.00	\$175.00	\$155.00	\$32.00	\$32.00	\$1,004.00	\$630.00	\$893.00	(\$263.00)
52030 - WATER - IRRIGATION \$1	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$700.00	\$1,000.00	\$1,000.00	\$800.00	\$400.00	\$275.00	\$12.00	\$4,247.00	\$2,700.00	\$3,820.00	(\$1,120.00)
52100 - Electric Entrance	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$840.00	\$1,056.00	\$722.00	\$334.00
52110 - Electric Recreation	\$45.00	\$45.00	\$45.00	\$45.00	\$200.00	\$325.00	\$325.00	\$325.00	\$325.00	\$275.00	\$45.00	\$45.00	\$2,045.00	\$2,285.00	\$1,897.00	\$388.00
52130 - Street Lights	\$241.00	\$241.00	\$240.00	\$241.00	\$240.00	\$241.00	\$241.00	\$241.00	\$240.00	\$241.00	\$240.00	\$241.00	\$2,888.00	\$2,888.00	\$2,408.00	\$480.00
52250 - Telephone	\$144.00	\$144.00	\$144.00	\$144.00	\$144.00	\$144.00	\$144.00	\$144.00	\$144.00	\$144.00	\$144.00	\$144.00	\$1,728.00	\$1,728.00	\$1,308.00	\$420.00
53100 - Materials & Supplies	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00
53150 - Printing Expense	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00	\$100.00	\$240.00	\$0.00	\$123.00	(\$123.00)
53160 - Postage	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$0.00	\$70.00	(\$70.00)
53200 - Mgmt Fee	\$892.50	\$892.50	\$892.50	\$892.50	\$892.50	\$892.50	\$892.50	\$892.50	\$892.50	\$892.50	\$892.50	\$892.50	\$10,710.00	\$10,200.00	\$9,350.00	\$850.00
53400 - Legal Expense	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00	\$1,500.00	\$600.00	\$2,322.00	(\$1,722.00)
53401 - Tax Prep	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$225.00	(\$225.00)
54500 - Pool Administration	\$451.00	\$451.00	\$451.00	\$451.00	\$451.00	\$451.00	\$451.00	\$451.00	\$451.00	\$451.00	\$451.00	\$450.00	\$5,410.00	\$5,070.00	\$4,448.00	\$622.00
54500 - Pool Repair/Maint	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$550.00	\$685.00	\$306.00	\$379.00
55100 - Landscape Maint	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$12,600.00	\$11,400.00	\$12,570.00	(\$1,170.00)
55510 - Mulch & PineStraw (Mulch = \$2900, PineStraw = \$4600)	\$0.00	\$0.00	\$0.00	\$4,600.00	\$2,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$9,000.00	\$6,532.00	\$7,418.00	(\$886.00)
55520 - Flowers	\$0.00	\$0.00	\$0.00	\$1,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,300.00	\$0.00	\$0.00	\$2,600.00	\$2,600.00	\$1,550.00	\$1,050.00
55900 - Landscape repair	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$0.00	\$2,250.00	\$0.00	\$1,630.00	(\$630.00)
56200 - Pest Control	\$40.00	\$0.00	\$0.00	\$100.00	\$90.00	\$130.00	\$0.00	\$0.00	\$90.00	\$100.00	\$0.00	\$0.00	\$640.00	\$0.00	\$320.00	(\$320.00)
56300 - Trash Removal	\$590.00	\$590.00	\$590.00	\$590.00	\$590.00	\$590.00	\$590.00	\$590.00	\$590.00	\$590.00	\$590.00	\$590.00	\$7,080.00	\$7,080.00	\$7,080.00	\$0.00
56500 - Gate Maintenance	\$4.00	\$4.00	\$4.00	\$150.00	\$4.00	\$4.00	\$150.00	\$4.00	\$4.00	\$150.00	\$4.00	\$4.00	\$486.00	\$0.00	\$208.00	(\$208.00)
57100 - Real Estate Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00	\$45.00	\$0.00
57200 - Insurance	\$0.00	\$0.00	\$500.00	\$895.00	\$2,315.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,710.00	\$3,824.00	\$3,696.00	\$128.00
58040 - Other Repairs	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00	\$3,000.00	\$0.00	\$750.00	(\$750.00)
58999 - Social & Recreation	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	\$1,200.00	\$3,059.00	\$399.00	\$2,660.00
													\$74,178.00	\$62,382.00	\$63,558.00	(\$1,176.00)