

# Homeowners Association Meeting Minutes

Established Quorum: Yes (83)  
Date: November 12, 2019

Place Held: Providence Presbyterian Church  
Called to order at 1907hrs

## **Board Members in Attendance**

Cregg Henson, Tim Schultz, Fennel Stevens, Hollie Andrews, Tony Losada, Kristin Hoffman (Kohn-Ell)

## **Previous Meeting Minutes Read by:**

Tony Losada

## **Amendments to Minutes:**

None

## **Reports**

### Officers

- President's - Presented by Cregg. Reported that the pool pump upgrade was completed this year, as well as the replacement of much of the pool furniture and tables. Additionally, a free library exchange box was erected in Marcom Park.
- Treasurer's - Presented by Tony. Motion to accept and second as read with unanimous vote.

## **Residents' Forum Discussion**

- Question arose regarding how the residents are advised of meetings and current events. The Board will update the greystonecrossinghoa.com website and post community information to that site. The previous webmaster had moved and it needed updating. Alexandra Chavis volunteered as the new webmaster.
- Eva Stevens will continue to administer the text alert messaging service.
- Copies of the financials and meeting minutes will be posted on the website.
- There was a discussion regarding quorums. There are two different requirements for quorums. To hold a residents' meeting there is a requirement for 54 members (33%) to be present or valid proxy votes. To change the covenants or the by-laws, there must be 109 members (67%) represented - either in person or by proxy.
- A proposal was made to decide about the placement of a playground at Marcom Park should occur. A vast majority of the attendees were in favor of potentially erecting a playground. Some of the concerns were: cost, commercial grade, age appropriate, components, insurance, and upkeep. A committee was established to do research for this project. The committee is chaired by Hollie Andrews with Kim Pendergrass, Dana Cotton, Jaime Marrone, Chitori Henson, and SFC Sanborn volunteering.

## **Unfinished Business**

- The request to amend the covenants to allow for a six (6) foot vinyl fence (total height) to replace the current limit of five (5) foot. It was voted unanimously to amend the covenants with 83 votes in favor. The Board will contact absent members in order to obtain the additional 26

votes necessary to achieve the 109 vote quorum.

### **New Business**

- Two board members, Cregg Henson and Tim Schultz have terms that are ending. They were replaced by Alexandra Chavez and Jeff Griffeth. They were approved by unanimous vote.
- Tim Schultz will continue to serve on the pool committee. He will oversee and administer the fob program.
- It was reported that some of the pool tiles by the handicap chair are damaged and need attention.
- A question was posed as to leasing of property, specifically if there is a percentage established to cap the number. Currently, Article XII section 26 outlines leasing but does not have a cap. The language does allow for the Board to adopt reasonable rules regulating leasing.
- A request for pest/bug control at the pool and pavilion. The Board will requests bids.
- A motion was made to lower the quorum for amending the by-laws and covenants from 67% to 51%. A canvass of the 50 members present at the meeting indicated that 34 people were in favor with 8 opposing. The Board members did not vote and 26 of the proxy votes were also in favor. This accounts for 68 of the 83 votes present. The Board will contact those members not in attendance to get their proxy votes and make a determination on how to proceed.
- There was concern about the verbiage on the proxy statement. It was agreed that an expiration date would be added on future forms.
- No date established for the next meeting.

Motion to adjourn: A motion to adjourn was made at 2036 hours and was unanimously accepted.

Minutes by: Tony Losada