

Greyhawk HOA Owners

Meeting Date: October 24, 2023

Time: 7:00 PM

Location: Held via Zoom and in person at the elementary school

Board Members Present:

- Ryan Raasch, Board President
- Teresita Tanner, Vice President
- Erik Stevenson, Treasurer
- Kim Liston, Secretary (via Zoom)

Others Present:

- Brenda Wagstaff from Welch Randall Real Estate
- 1 owner in person
- 10 owners via Zoom

Meeting Agenda:

1. Call to Order and Introductions:

- Brenda Wagstaff called the meeting to order at 7:00 PM. Board members introduced themselves.

2. Financial Presentation and Proposed Budget:

- Brenda presented the financials and proposed a budget with \$20.00 dues increase for 2024.
- No objections were raised to the increase. Questions were asked about the need for the increase. The board emphasized the necessity due to reserve study recommendations to build up the reserve fund.

3. Landscaping Project and Other Maintenance Matters:

- Discussion was held regarding a landscaping project for the North end in the 3 tiers, including the addition of landscaping fabric and gravel rock, as well as the replacement of dead trees and shrubs.
- The board approved the estimate for painting the curbing, visitor parking lines, and the landscaping project involving fabric and gravel.

4. Rental Percentage Amendment:

- Discussion focused on the recent survey regarding an increase in the rental percentage. Currently at 33%, the declaration allows for 24%. The decision was made to amend the declaration to increase the rental percentage to 40%. Brenda will contact the attorney for this amendment and to include winter parking restrictions. Owners will vote on the amendment.

5. Reserve Fund and Lease Agreement Requirement:

- Questions were raised about potentially placing reserve funds into a higher interest-earning account. Brenda will explore this possibility.
- Discussion ensued about the requirement for owners renting their units to provide a copy of the lease agreement. Brenda directed owners to the Welch Randall website for access to governing documents, financials, insurance information, budget, and other pertinent details.

6. Adjournment:

- The meeting was adjourned at approximately 7:30 PM.

Action Items:

- Brenda Wagstaff to contact the attorney for the rental percentage amendment and winter parking restrictions.
- Brenda Wagstaff to investigate the potential of placing reserve funds in a higher interest-earning account.

Minutes Drafted by Brenda Wagstaff.

(Note: These minutes are pending approval at the next meeting.)