



RESERVES OF GREYCLIFF

To: All Reserves of Greycliff Homeowners
From: The Reserves of Greycliff Board of Trustees
Re: 2021 Annual Meeting
Date: January 5, 2021

The 2021 Annual Meeting of the Reserves of Greycliff Community Association will be held on January 14, 2021 at 6:30 pm. Due to COVID, the meeting will be held via Zoom. You will be able to join via your computer or telephone.

The affairs of the association are managed by a Board of three (3) Directors, who are members of the Association. The purpose of the meeting will be to elect one (1) homeowner to serve on the Board for a 3-year term.

Please go to www.spmhoa.com for the agenda, proxy and 2020 annual meeting minutes. Click on Owner Resources, then Association Notices. The link for the meeting will be posted on the site a few days before the meeting. If you do not have access to the Internet, please call Stonegate Property Management, Inc. at 513-528-3990 and we'll be happy to mail the information to you. Using the website helps to reduce mailing and printing costs.

We hope to see YOU on January 14th!

RESERVES OF GREYCLIFF COMMUNITY ASSOCIATION

ANNUAL MEETING
January 14, 2021

AGENDA

- I. Call to Order: 6:30 pm via Zoom
- II. Welcome and Introduction:
- III. Attendance:
- IV. Proof of Notice: Notice of the meeting was mailed to each member of record on January 5, 2021
- V. Approval of 2020 Annual Meeting Minutes:
- VI. Reports:
 - A. President
 1. Document Amendments
- VII. Election:
 1. Nominations from the floor
 2. Motion and second to close nominations
 3. Nominees to address the membership about their interest to serve on the Board of Trustees
 4. Vote
- VIII. Old Business:
- IX. New Business:
- X. Open Discussion: Owners in attendance can address the Board of Trustees regarding questions and issues of general interest to the community.
- XI. Adjournment:

PROXY INFORMATION

If you are unable to attend the meeting, you can participate by exercising your vote of proxy in one of two ways as follows:

- 1. You may appoint someone to vote as your agent. Simply place the name of your agent in the space provided. Your agent will receive a ballot at the meeting and vote for you at that time.
- 2. Select to abstain. Simply write "Abstain" in the space provided. This will indicate that you wish to abstain from voting, but will contribute to the establishment of a quorum needed to elect Board Members.

PLEASE RETURN ALL COMPLETED PROXIES TO:

STONEGATE PROPERTY MANAGEMENT, INC.
 431 Ohio Pike, Suite 210
 Cincinnati, OH 45255
 Fax 513-528-5105

Proxies sent to the management company must be received by 5:00 PM on January 14, 2021.

**RESERVES OF GREYCLIFF HOMEOWNERS ASSOCIATION
 ANNUAL MEETING OF THE MEMBERSHIP
 PROXY**

Date: _____

I, the undersigned Homeowner, represent that I am unable to attend the Annual Meeting of the Association on January 14, 2021 and hereby appoint:

_____ as an agent, in my name, place and stead, to vote on my behalf as he/she sees fit on all business that may come before the meeting.

Name (please print)

Signature of homeowner

Address

Date

**IT IS IMPERATIVE TO RETURN YOUR PROXY IF YOU CANNOT ATTEND.
THE MEETING CANNOT BE HELD IF A QUORUM IS NOT ESTABLISHED.**

**RESERVES OF GREYCLIFF
2020 ANNUAL MEETING
HELD JANUARY 15, 2020
AT THE MIAMI TOWNSHIP CIVIC CENTER**

Call to Order: Ms. Fay called the meeting to order at 6:36 pm.

Welcome and Introductions: Ms. Fay welcomed the homeowners and thanked them for attending. The Board members then introduced themselves.

Attendance: Board members in attendance included Melissa McOwen, Chris Thomas and Matt Disher. Nancy Fay represented Stonegate Property Management, Inc.

Proof of Notice: Ms. Fay confirmed that the notice of the meeting was mailed to all members of record on December 27, 2019.

Approval of the 2019 Annual Meeting Minutes: Matt Disher motioned to approve the minutes and waive the reading. It was seconded by Melissa McOwen.

Board Report: Melissa McOwen

As of December 31, 2019, the Operating account balance was \$1,479.22 and the Reserve account balance was \$46,035.69. There is one delinquent account with a balance of \$110. Thanks to all who pay in a timely manner! The 2020 fees remained steady at \$250.

A dead tree was removed from the right-hand side of the entry last year and will be replaced this spring.

Competitive bids were reviewed, and the Board awarded the 2020 landscape contract to Allscape. They have a very good reputation and offered good pricing. Part of the Allscape contract calls for a fall display at the entry. Four Seasons had worked with the community for several years and had a fixed rate contract. The pricing increased substantially when they submitted a renewal proposal.

- Stonegate Property Management is our management company.
- The insurance is provided by Wheeler Insurance. It includes a Director's & Officer's policy, liability insurance and an umbrella policy.
- Dawson & Company prepares the tax return.

The Board contracted with Tall Oaks Lawn and Landscaping to install the holiday lights this past year.

Last year the homeowners were asked to vote on whether to approve a not to exceed donation of \$20,000 from the Reserve account for the purpose of installing a sidewalk on school grounds to the Charles L. Seipelt Elementary School. A total of 65 owners responded and the vote did not pass. There were 36 for and 29 against. At least 54 affirmative votes were needed to pass to submit to the School Board. Thanks to all who voted!

Old Business:

A resident asked how the sidewalk response was shared with the homeowners. It was announced this evening in hopes of getting residents to attend.

The Board was asked if the sidewalk issue could come up for vote again. It was explained that there was a decent amount of resources spent on the topic. Ms. McOwen explained that the sidewalk is outside of the Association. This was reviewed by the Association attorney.

A resident said she was very surprised to learn that the Board was considering spending \$20,000 of Association money to resolve the concern. She said concerned parents should walk their children to school or find out alternatives. She felt she was at a disadvantage because there are approximately 50 families with children attending the school who could have overridden the other owners. She said she would have preferred to have gotten the results sooner. Ms. McOwen said it was a valid point and said the Board will take this under consideration. Another resident thought it was irresponsible for the Board to bring it up for a vote. He said he cannot remove danger. Parents can escort, drive or bus their children to school. Mr. Disher explained that the last 2 years, homeowners in attendance at the annual meeting, brought the concern up to the Board and asked them to address it.

Ms. Owen's explained that a former board member engaged the school and others. Ms. McOwen said it should have been shut down last year, but the project was already in motion and there were many very vocal owners. The Board did their due diligence to the community. The owners bottom line was that the Association should not have considered spending the funds.

Owners in attendance were asked to submit their emails to SPM to receive community updates.

New Business:

A resident walks her dog regularly and she noticed the lack of care that people take, especially the street trees. She said an effort should be made to address the trees. Residents were asked to report problems if they see them. The street trees may cause the sidewalks to heave. The homeowners are responsible for the maintenance of the sidewalks.

The Bowen's installed a drain that allows water to flow onto a neighbor's property. It creates slime on his neighbor's sidewalk. Turning the pipe for approximately 3 feet may solve the problem. SPM will send a letter to address.

A resident said she installed a jacuzzi and would like to have installed a privacy fence. Per the governing documents, it can be screened with landscape.

Is there something in the documents that prohibits rental? No, it is not addressed. There are no restrictions on Airbnb's at this time.

There is a dog that is constantly running the neighborhood. Ms. McOwen asked the owner to call Miami Township to s.

The Board was asked what the Board is doing with the funds it receives. Mr. Thomas explained the common areas are maintained, insurance, utilities, The Reserves were built up by the capital contributions on the original sales. The Reserves are used for capital expenses.

The Reserves of Greycliff Facebook page is not an HOA page. It is a great community page, but association communication is not posted there. Ms. McOwen explained that the 2020 PP & S budget line was increased to allow for additional newsletter mailings.

The Board has discussed lowering the fees but has decided to hold the fees steady in order to avoid a special assessment in the future.

There is a flag lot on a private drive that has a septic pumping station owned by Miami Township at the bottom of the drive. Part of the driveway is on HOA property. The station is located on an easement.

Election:

This evening, Matt Disher's term is expiring. The Board members review the monthly financial reports, review Improvement Applications, direct the property manager, award contracts and make day to day decisions for the Association. It is for a 3-year term.

Melissa McOwen nominated Patty Norris

There were no other nominations. By a vote of acclamation, Ms. Norris was elected to serve a 3-year term on the Board.

Adjournment: With no further business, the meeting was adjourned at Chris and Melissa 7:29 pm.