

Greystone Pt HOA Annual Meeting

Thursday, January 12, 2023, 7:00pm

AGENDA TOPICS

2023 Budget

Dues Increase starting April 1, 2023

New Landscaping Contract

HOA Trustee Openings

Secretary, vice-president, treasurer

Open Discussion

2023 Budget

- New landscaping cost increased by 42% along with the increase in administrative costs
- Costs are due to increase in fuel and labor
- 2022 actual costs were under 2022 budget by \$3,037.
- No homes were painted in 2022.
- Coopers Run homes will be painted in the summer of 2023.
- \$4,400 was spent on revamping the Bylaws. An expenditure that will not reoccur in 2023
- Total expenditure budgeted for 2023 is \$84,429 with \$69,109 of that being for landscaping
- To cover the new expense, dues income must be increased to \$85,550

Dues Increase

- Dues are being increased to \$930/6 months.
- Equivalent to \$1,860/year or \$35.78/week
- The increase will occur with the April 1, 2023 dues

New Landscaping contract

- Contract is available on the HOA website
- Contract is for two years starting December 2022 through November 2024
- There is a 2% increase from 2023 to 2024
- For the first time, there is also a fuel sur-charge based on the weekly average fuel cost listed on the Ohio government website
- Modifications to the contract include those concerns brought up by homeowners at our previous HOA meeting
 - Snowplow the public sidewalks
 - This will be a secondary priority, with driveways being the first priority
 - Do not mow sections of any lawn that is too wet to mow
 - You may get your front mowed, but not your back if it's too wet
 - This should reduce the number of times tire marks are left
- **We are asking that homeowner do not water their lawns on Thursdays or Fridays**
- Driveways that are blocked by cars or anything else will not be shoveled. The team may be able to shovel some snow from the rear bumper to the street, but are not obligated to

HOA Trustee Openings

- Homeowners are being asked to volunteer for these positions so we can keep the HOA alive
- The positions of secretary and vice-president are currently open
- The position of treasurer is also available
- The position of president will be open starting January 2023
- Please participate and volunteer. There is only one meeting each year and 3 – 4 per year when the board gets together

Open Discussion

- None