

Minutes: Greythorne Board of Managers – March 8, 2023 at 68 Brockton Ridge

Present: Board Members Nancy Golightly, Tom Urbanek, Paul Tokasz, Fred McKoskey. Michael Daley (via Zoom). Lisa Mazur, Fairwood Management. Guests: Mark Marrano and Paul Derkowitz (Northridge)

1. Meeting Called to Order at 8:15 am.
2. Introduction of Guests from Northridge and discussion of 2023 landscaping contract.
 - a. Changes for 2023: Mowing to take place on Monday, Tuesday, and Wednesday (three days). Northridge to coordinate with Aqua Systems for sprinkler timing changes.
 - b. Northridge will take off one week in August for employee vacations. Northridge will notify Lisa of the dates.
 - c. No credit for the week of no service in July 2022 because extra labor was required to make up the following week.
 - d. Northridge will bag clippings in the spring.
 - e. Pruning for shrubbery generally to be completed in the fall over a 4 week period.
 - f. Northridge stated Elbers is responsible to replace and repair sod damaged during snow removal.
 - g. Dead plant replacement is the responsibility of the homeowner (warranty replacements excepted). No Architectural request is required if the replacement is identical to the existing. However, if a change request is required for different plant/shrub replacement.
 - h. Retention ponds do not receive weed control application.
3. January Minutes Approved: Motion by P. Tokasz, second F. McKosky, approved unanimously.
4. Financials: Presented by Treasurer, Tom Urbanek.
 - a. Still awaiting Elbers billings for December Blizzard extra equipment, hence Year End 2022 not finalized.
 - b. Balance Sheet, Receivables and Income Statement appear in line as expected.
5. Administrative and Legal
 - a. Condo Control engagement was discussed, and any decisions tabled to May meeting
 - b. Developer Exit: Tom Urbanek led discussion on Marrano's obligations to Greythorne. Decision was for Tom to contact Ron Shubert for a legal review and recommendation
 - c. Homeowner Funded Consultant and Bylaw Review: Tom Curtain will attend the May meeting to explain the potential service.
 - d. Fred McKoskey noted the Operations Calendar was complete.
6. Maintenance
 - a. Gates: Lisa reported front gate repairs expected to be completed within a few days, weather permitting.
 - b. New Signs: Entrance and "No Soliciting" ordered and scheduled to be delivered next week and installed thereafter.
 - c. Lights and Light Poles: deferred to future meeting.
 - d. Snow Removal and designated snow stacking/disposal areas: deferred to future meeting.

- e. Spring Walk Around: Tentatively planned for May.
 - f. Wall Cracks: Included in discussion with Marrano Exit obligations.
7. Miscellaneous
- a. Street Representatives: To be coordinated with Architectural Committee.
 - b. Annual Meeting: September 12 at 6 pm at St. John Lutheran Church on Main.
8. Old Business
- a. Aqua Systems notified Fairwood they would increase opening charges to \$86.00 per hour plus tax. Closing is a flat rate of \$95.00 plus tax.
 - b. PipeDreams confirmed they have located all the water valves in the development.
9. Next Meeting: April 5 at 8 AM, at 17 Beckford Court. The May meeting is scheduled for May 17 at 212 Stonham Way.
10. Meeting Adjourned at 9:50 AM on motion from Paul Tokasz, seconded by Tom Urbanek.

Respectfully submitted,

Michael Daley