

Greythorne Board Meeting Minutes

Date/Location- 6/21/23, 68 Brockton Ridge

A. Guests- No guests present.

B. Attendance- All Board members present as well as Fairwood Management Rep. Liza Mazur.

C. Call meeting to Order- The meeting was called to order at 8:01 a.m. on a motion from Fred McKosky with a second from Mike Daley.

D. Set Agenda- The Agenda was set on a motion from Paul Tokasz with a second from Mike Daley.

E. Minutes- Minutes from the 5/17/23 Board Meeting were approved on a motion from Mike Daley with a second from Paul Tokasz.

F. Reports

1. Financial- Tom Urbanek reviewed Greythorne financials. He noted Greythorne has approximately \$83K invested w/ Morgan Stanley ("MS") and recommended (based on yield rates of 4.5-5%) the transfer of and additional \$50K to MS. The recommendation was approved on a motion from Paul Tokasz with a second from Fred McKosky.

a. Financial Statements- Accounts Receivable and Income Statement were reviewed. All stand in good order.

b. Architectural Fines- A list of homeowners who are subject to Architectural fines is being developed following the June '23 community "walk-around." Homeowners impacted by said fines will be notified via US Mail and expected to promptly remedy specific deficiencies identified.

2. Administrative and Legal-

a. Architectural Request- The following requests were approved noting 235 Stonham Way needs submit proof of Insurance coverage.

17 Beckford Court
67 Brockton Ridge
104 Brockton Ridge
63 Harbridge Manor
69 Harbridge Manor
160 Harbridge Manor
118 Harbridge manor
94 Stonham Way
138 Stonham Way
212 Stonham Way
235 Stonham Way

b. Survey Results- Fred McKosky provided a summary of the recent community Survey. 53 responses were received. Fred and Mike Daley will continue to work on tabulating the results and report back to the Board. Thereafter, the Board will provide a summary of responses received at the annual meeting to be held on 9/12/23.

3. Maintenance-The Board will schedule a meeting with Marrano representative(s) as soon as may be arranged to discuss items of mutual interest.

a. Gates- The Board requested that Liza review the operation of the front gate with her subcontractor as it has been malfunctioning recently.

b. Signs- Liza advised that new "speed signs" have been ordered and will be installed once received. A sign for the back gate will be discussed at the July meeting.

c. Mailboxes- Liza reported that a vendor will paint all community mailboxes for \$45. The Board will pay for this expense. A date will be established to commence this project and homeowners so notified.

d. Northridge- An inconsistency with a homeowners billing was discussed. Liza will contact Northridge to remedy the matter.

e. Aqua System- The Board requested that Liza secure bids from local vendors to determine if a financial saving may be available. Lisa will report back to the Board re: her findings.

f. Elbers- The Board will seek options re: Landscaping services/cost and request recommendations from local Associations who use Elbers.

G. Miscellaneous-

a. Street Reps- Paul Tokasz reported that Molly Ferguson has agreed to serve as a Street Rep. for Brockton Ridge.

H. Upcoming Meeting Dates- 7/19, 235 Stonham Way, 8/16 212 Stonham Way.

I. Motion to Adjourn- The meeting was adjourned at approximately 10:05 a.m., on a motion from Paul Tokacz w/ a second from Tom Urbanek.