

## Greythorne Board Meeting Minutes

Date/Location- 7/19/23, 235 Stonham Way

A. Guests- No guests present.

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

C. Call meeting to Order- The meeting was called to order at 8:03 a.m. on a motion from Fred McKosky with a second from Tom Urbanek.

D. Set Agenda- The Agenda was set on a motion from Fred McKosky with a second Tom Urbanek.

E. Minutes- Minutes from the 6/21/23 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 invested an additional \$50K w/ Morgan Stanley at a rate approximating 5%. Tom confirmed that water expenses are tracking to forecast and, inline w/ 2022 annualized expense.

a. Financial Statements- Tom stated that Receivables reflect the fact that most homeowners are current on their monthly dues-noting that a few remain delinquent. The Income Statement continues to track to plan and remains in good order.

b. Architectural Fines- Letters were mailed to impacted homeowners w/ the expectation that any cited deficiency will be promptly addressed or monetary fine(s) may follow.

2. Administrative and Legal-

a. Architectural Request- *The Board takes this occasion to remind all Homeowners to complete and submit for approval, an Architectural Review Request Form, **prior** to commencing any external work on their home.* The following requests were approved:

23 Brockton Ridge -Landscaping

45 Harbridge Manor- Painting, landscaping (2)

100 Harbridge Manor- Landscaping

102 Beckford

b. Survey Results- Fred McKosky provided a summary of the recent community Survey. 54 (67%) responses were received. Fred will continue to tabulate the results and report back to the Board. The Board will provide a summary of responses received at the annual meeting to be held on 9/12/23.

c. Marrano obligations- The Board will meet w/ representatives of Marrano on 8/16/23 to discuss items of mutual interest. A summary of this meeting will be shared at the 9/12/23 annual meeting.

d. Website- Fred and Mike Daley have worked on reformatting the community website. It is anticipated that certain changes (based on best practices and the recent survey feedback) will be implemented in the near future. The Board will be calling for volunteers to work on this project.

e. Adjacent property- The Board will contact the Town of Amherst to determine who owns certain parcels of land adjacent to the community.

f. Northridge Contract- The Board is seeking qualified bidders to tend to our landscaping requirements.

3. Maintenance-

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

b. Signs- Lisa advised the Board that new "speed signs" have been ordered and will be installed once received. The Board requested that Lisa have a sign made and installed on the rear gate that duplicated a sign presently in place as one enters the rear gate.

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

G. Miscellaneous-

a. A "call for candidates" form was recently mailed to homeowners. It is anticipated that at least two individuals will submit their names for consideration to serve on the Board.

b. President Golightly advised she will use a microphone at this year's Annual Meeting.

H. Upcoming Meeting Date- 8/16, 212 Stonham Way.

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