

Greythorne Annual meeting September 12, 2023 at St. John Lutheran Church, Amherst, N.Y.

Meeting called to order by President Golightly at 6:39 p.m. All Greythorne Board members present except Paul Tokasz. Attendees are detailed on the attached “sign-in” sheet (att. 1).

Introductions

President Nancy Golightly introduced the current Greythorne Board members (e.g.: Fred McKosky, Tom Urbanek and Mike Daley) and recognized Lisa Mazur, Fairwood Management representative to review and discuss items 3, 4, 5, 6 and 7 of the agenda.

Roll call (#3)

A motion from Susan Grelick with a 2nd by Dennis Szeffel dispensed with the calling of the roll.

Certificate of Quorum (#4)

It was announced that 79 Greythorne homeowners were present at this annual meeting, so a quorum was established.

Motion to approve Annual Meeting Agenda (#5)

A motion from Sandy Barry with a 2nd from Bonnie Clement approved the Annual Meeting Agenda.

Proof of Meeting Notice (#6)

The annual meeting notice dated August 11, 2023, was mailed to all unit homeowners, and was approved by acclamation.

Reading of Previous Annual Meeting Minutes (#7)

It was approved that the reading of the previous annual meeting minutes was suspended.

President’s message

President Golightly provided an update on the status of the gates. She summarized the history of gate issues and closed comment on the issue by recognizing Lisa Mazur who noted that the Board anticipates the gates being functional by on or about tomorrow. Nancy noted that the Board is in the process of preparing written communication to share w/ Marrano re: outlining issues (e.g.: fencing, infrastructure, exit plan, Reserve funding, etc.) The Board’s goal is to have such issues resolved *prior* to Marrano closing-out the community. The Board reserves the right to remedy unresolved issues via good faith negotiations w/ Marrano yet, reserves the right to seek relief either through our Attorney or via the NYS Attorney General’s Office. Nancy noted the Board reserves the right to resolve the just-referenced issues as they deem proper—including holding a “Special Meeting” to discuss the fencing issue. She stated that the Board has six years to resolve any outstanding issue w/ Marrano following the sale of the last home. Nancy stressed the need to secure written approval *of any exterior work prior* to work commencing was stressed by completing and submitting (to Lisa Mazur) an Architectural Improvement Form. The need to include the home address where the proposed work to be performed was noted. Additional information on the just-referenced form/process is available at <https://greythorne.life/property-improvement-forms-vendor-info/>. Nancy reported water usage and billing are “under control.” Pipe Dreams was hired to take an annual water reading on or about November 1 of each succeeding year. This will establish a baseline that allows monitoring. Nancy (and later Fred McKosky) requested that all residents observe the community speed limit of 15 (soon to be 17 MPH). Residents were encouraged to follow said limit given the number of walkers, grandchildren, and dogs in the development.

Financials

Board member Tom Urbanek provided a review of Greythorne's current financial position. In the main, our finances are in good order and tracking to projected plans. Tom noted we have approximately \$300k in reserve funding and \$122k in our checking account. We are on target to accrue approximately \$12.5K in interest income through investments w/ Morgan Stanley. Said funds are earmarked for routine maintenance of the community (e.g.: roads, concrete gutters, regular and preventative maintenance, etc.) Tom commented that the Board will, most likely, increase the monthly HOA dues to ensure our Reserve Account is properly funded—consistent w/ the Reserve Study posted on the Greythorne web see: <https://greythorne.life/reserve-study/>. Without such an increase, a funding gap will most likely ensue. Tom noted we are currently on our Receivables and that Revenue is tracking to projections of approximately \$709k. Said revenues are used to pay for the following “major” expenses:

- Landscaping- \$494k (70% of Budget);
- Snow Plowing- \$86k (12% of Budget);
- Reserve Funding- \$48k (7% of Budget); and
- Utilities- \$48K (7% of Budget)

Community Survey (“CS”)

Fred McKosky provided a summary of the recent CS. Highlights included:

- 54 residents (64%) responded.
- 87% of responders have a *favorable* impression of Greythorne. Location, quality of life and sound Investment were favorably evaluated. Greythorne achieved a 75% “Net promoter Score” indicating said cohort are satisfied w/ the community.
- 13% of responders have a *negative* view of the community. Gate malfunctions and false sense of security were the most often noted concerns.

Fred noted that the Board is considering the use of cameras at the gates. Additional information on the topic will be shared w/ the community following future Board meetings.

Appreciation was extended to Gene and Carole Vukelic for funding this initiative.

Community Website

Fred McKosky and Mike Daley provided an update on their work on enhancing our current Web.

Highlights of their presentation included:

- Multiple websites were reviewed to ensure we are using best practices.
- The web is most often used to review Board Meeting Minutes and access the Resident Directory.
- The Board seeks to improve communication w/ residents via more timely and concise communication, building historical content, providing a more secure platform, and providing a search option.
- Volunteers to serve on a Web Committee were solicited. Any homeowners interested in serving on said committee may send their interest to either Fred or Mike Daley.

Fred's work on these two matters was lauded.

Architectural & Landscaping

Shelly Miller noted that the Committee is seeking RFP's from local vendors re: landscaping for 2024 and possible out years. Bids are due back to the Board on or about early November 2023. The submitted RFP's will be reviewed and discussed thereafter. The Board seeks to ensure that quality services will be provided while ensuring costs that are consistent with current market conditions. The Board reserves the right to interview any potential vendors. Steve Cohen commented that such due diligence is

required to ensure the Board is properly executing due diligence. Shelly asked that community members replace burned-out bulbs with the proper wattage and color.

Election of Board Members

Two candidates submitted interest in serving on the Board. A vote ensued. Board members elected unanimously were Mike Daley (reelected) and Mary (Molly) Ferguson (new appointee). Current and outgoing Board members were thanked for their service by various attendees.

Amendment-Rental

The amendment did *not* pass. The vote was 75 in favor of the Amendment and 4 opposed to the same. Discussion followed on the topic. (Note, certain members who did not attend, voted by Proxy.) The Board anticipates revisiting this issue soon securing the assistance of various community members to “clean-up” certain language in the Amendment. It needed 78 votes to be approved thus failing by 3.

Amendment- Hot Tubs

The amendment passed. The vote was 76 in favor of the Amendment and 10 opposed to the same. (Note, certain members who did not attend, voted for Proxy.) Certain members of the community expressed concern re: the Amendment. Such concern was noted by the Board. It needed 60 votes to be approved.

Gratitude was expressed to the “Streets Reps” who went door to door to ensure all residents were informed of the Annual meeting, Amendments, and topics for said meeting.

The Annual Meeting was adjourned at 8:05 p.m. via a motion by Steve Cohen seconded by Dennis Szefel.