

Greythorne Board Meeting Minutes

Date/Location- 9/11/23, 17 Beckford Ct.

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

B. Call meeting to Order- The meeting was called to order at 8:00 a.m. on a motion from Tom Urbanek with a second from Fred McKosky.

C. Set Agenda- The Agenda was set on a motion from Paul Tokasz with a second Tom Urbanek.

D. Minutes- Minutes from the 8/16/23 Board Meeting were approved on a motion from Mike Daley with a second from Paul Tokasz.

E. Reports

1. Financial- Tom Urbanek reviewed Greythorne financials. He noted that all financial accounts are in good order and that Investment income-via accounts established w/ Morgan Stanley-project an annual return of approximately \$12k. Payables remain inline w/ projections.

a. Financial Statements- Tom stated that Receivables reflect that most homeowners are current on their monthly dues—and those few who are in arrears are being monitored. The Income Statement is projecting a loss approximating \$10k. Expenses are slightly elevated over projections due to such factors as: signage printing and installation and increased water usage. Tom concluded commentary by noting we have approximately \$300k in reserve funding but such funds are earmarked for future expenses. There is also approximately \$122K in the checking account.

b. Architectural Fines- Lisa advised that homeowners who received deficiency notices are in the process of addressing same. Lisa will conduct a “walk-around” to facilitate homeowner compliance and update the Board at the next meeting.

2. Administrative and Legal-

a. Architectural Request- The following requests were approved:

17 Beckford- Front porch railing and paint door;

13 Brockton- Sold;

31 Brockton- Deflector; and

166 Harbridge- Patio & Stairs

b. Survey Results- Fred McKosky provided an overview of what he will share w/ attendees at the 2023 annual meeting.

c. Marrano obligations- Mike Daley will prepare a draft letter and circulate same to all Board members summarizing Marrano’s “to-do’s” as they prepare to exit Greythorne. Following said review, the letter will be sent to Marano w/ a “cc” to our attorney.

d. Website- Fred noted that he and Mike Daley continue to work on improving the website. The focus of their work has been to develop recommendations (expense pending) to improve usability and information content. A summary of their work will be shared at the annual meeting. The Board will call for volunteers to work on this project at the annual meeting. Security enhancement is a Board priority re: the Website.

e. Northridge Contract- The Board is seeking qualified bidders to tend to our landscaping requirements. At least three bidders are expected to submit bids for review and consideration.

3. Maintenance-

a. Gates- Lisa noted that we are waiting for National Grid to “hook-up” their service to our gate controls. Thereafter, our sub will get the gates working again. Tom advised the Board that Marrano has reimbursed Greythorne approximately \$980 for non-performing gates and will reimburse us approximately \$200 more for performance fails.

b. Signs- Lisa advised the Board that a new speed sign has been ordered--as well as a sign for the back gate--and will be installed in the near future. The Board requested that Lisa move the non-soliciting sign closer to the front gate.

c. Mailboxes- Lisa reported that a vendor successfully painted all mailboxes. Mike asked

Lisa on the status of touch-up painting required at 235 Stonham. Lisa informed him she would check w/ our sub and have an update at the next meeting.

d. Survey & Website- In closing comment on these matters, Fred noted he would contact Tom Curtin and advise that we do not, at this time, anticipate needing to utilize his services in the future.

G. Miscellaneous-

a. Lisa announced that ballots related to the annual meeting have been received and that we will accept same up to tomorrow's meeting.

H. Upcoming Meeting Date- 9/12/23- Annual Meeting 6:00 p.m. St. John Church and 10/18/23 at 68 Brockton Ct.

I. Motion to Adjourn- The meeting was adjourned at approximately 9:30 a.m., on a motion from Fred McKosky w/ a second from Mike Daley.