

## Greythorne Board Meeting Minutes

Date/Location- 7/17/24, 212 Stonham Way

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 9:04 a.m. on a motion from Mike Daley with a second from Paul Tokasz.

C. Set Agenda- The meeting Agenda was set on a motion from Tom Urbanek with a second from Molly Ferguson.

D. Minutes- Minutes from the 6/19/24 Board Meeting were approved on a motion from Paul Tokacz with a second from Tom Urbanek.

E. Reports-

Financials-Tom reported the following data effective 6/30/24:

- The Board is managing approximately \$506k held in various instruments at various institutions (e.g.: Reserve Account, M&T, MS, etc.);
- The Board approved the transfer of \$30k from the non-interest bearing Reserve Account to an interest-bearing account with Morgan Stanley;
- The Board will continue to discuss the option of using the services of an on-line financial institution that may have more favorable benefits for HOA type organizations;
- The Income Statement continues to be on target w/ Budget projections;
- Accounts Receivables confirm that all homeowners are current on their monthly HOA dues;

Administrative & Legal-

- Marrano Exit Plan- Fred reviewed discussions he has had w/ our Attorney Ron Shubert. Tom suggested certain edits to a working draft Fred prepared. Fred shall meet w/ Mr. Schubert to further discuss the matter. The Board agreed for Mr. Schubert to lead discussions/negotiations after first reviewing the same w/ the Board for approval to move forward.
- Architectural requests were approved for:
  - 218 Stonham Way- Tree Removal; and
  - 168 Stonham Way- Railing installation.
- Property transfers were approved for:
  - 82 Harbridge
- Bulk Internet & Cable Services- Lisa reported she continues to work w/ Spectrum on gathering info. related to this topic and anticipates having a proposal for the Board to review prior sometime in the future.
- A Resolution re: HOA Dues, Special Assessment, other such fee as deemed necessary by the Board and Architectural Fines- Language was proposed by the A&LC and adopted (following a first by Mike w/ a second from Paul) by the Board that seeks to clarify the

current Resolution governing same. No other activity was reported by the A&L Committee.

- Website- Fred reported that he began implementing updates to the website as finalized by the Web Committee (Karen Goodman & Mike Daley) and agreed to by the Board. Lisa will commence updating Directory info.
- '24 Operations Schedule - Fred reviewed the status of Q-2 & 3 "to-dos". Lisa will continue to gather Insurance quotes for Board review and Tom will meet w/ our Independent Auditor in the near future to keep us on schedule re: Annual Audit.

Maintenance-

- Security Camera- Lisa advised that the cameras will arrive in two weeks and be installed thereafter.
- Snow Removal contract- Lisa will contact a bidder for same and seek certain concessions. She will update the Board thereafter.
- Front Gate Repairs- Have commenced. The contractor will advise Lisa when the work is done with installation to follow.
- Solicitation sign- Closed issue
- Gateway Longview ("GL")- At the invitation of Carolyn DeFranco, GL Director, Fred will schedule a tour of the facility for the Board members.
- Annual Meeting- Will occur 9/17/24 at 6:00 p.m. at St. John Luthern Church- Assembly Hall.
- A draft of a reworked section 9.01 of the By Laws was reviewed and approved with minor edits. Thanks was expressed to Ms. Bonnie Redder for her kind and very professional assistance. The approved draft will be sent to our Attorney for review and comment. It is anticipated said revision will be ready for review and vote at the upcoming Annual Meeting.
- The Board approved joining the WNY Community Association Institute to promote an active knowledge exchange and opportunity for Board members to better serve the community.
- Board professionalism, keep current on Condo Association best practices and avail ourselves to emerging trends. The cost of the Annual Membership is \$300.00, annually.

The next meeting will occur on 8/14 at 68 Brockton at 9 a.m.

The meeting concluded at 10:44 a.m. on a motion from Tom w/ a second from Mike.