

Greythorne Board Meeting Minutes

Date/Location- 8/14/2024, 212 68 Brockton Ridge

A. Attendance- All Board members present except Mike Daley, Fairwood Management Rep. Lisa Mazur Mazur.

B. Call meeting to Order- The meeting was called to order at 9:07 a.m. on a motion from Tom Urbanek 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 7/17/2024 Board Meeting were approved on a motion from Molly Ferguson with a second from Fred McKosky.

E. Reports-

Financials-Tom reported the following data effective 7/31/24:

- The Board is managing approximately \$514k held in various instruments at various institutions (e.g.: Reserve Account, M&T, MS, etc.)
- 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
- Tom Urbanek worked with the accountant. The final draft was approved and will be published on the website when available.

Administrative & Legal-

- Marrano Exit Plan – Update from Ron Shubert- Fred reviewed the meeting he has had w/ our Attorney Ron Shubert. Fred will meet with Ron Shubert again to finalize the Exit Plan to present to the Board.
- Architectural requests were approved for:
 - 102 Beckford = AC Unit
- Property transfers were approved for:
 - No Properties were transferred.
- 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.
- Website- Fred reported that the website is up and running. Financial report when available, minutes and directory will be added shortly.

- '24 Operations Schedule - Fred reviewed the status of Q-2 & 3 "to-dos". Lisa will continue to gather Insurance quotes for Board review

Maintenance-

- Security Camera- Lisa advised that the cameras would arrive in two weeks and be installed thereafter.
- Snow Removal contract- Motion by Tom Urbanek to approve Elber's Snow Removal Contract, seconded by Fred McKosky and carried by all.
- Front Gate Repairs- Have commenced. The contractor will advise Lisa when the work is done with installation to follow. Looking at mid-September.
- Annual Meeting- Will occur 9/17/24 at 6:00 p.m. at St. John Lutheran Church- Assembly Hall.
- Pipedreams was called to evaluate the storm drainage behind 82-94 Harbridge. Lisa contacted plumbers to evaluate Pipedream's findings.

The next meeting will take place on 9/16/2024 at 212 Stonham at 9 a.m.

The meeting concluded at 11:04 a.m. on a motion from Tom w/ a second from Fred.