

Greythorne Board Meeting Minutes

Date/Location- 9/19/24, 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 9:05 a.m. on a motion from Mike Daley with a second from Molly Ferguson.

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

D. Minutes- Minutes from the 8/14/24 Board Meeting were approved on a motion from Molly Ferguson with a second from Tom Urbanek.

E. Reports-

Financials-Tom Urbanek reported the following data:

- Tom requested that certain corrections be made to the current Financials. Lisa agreed to do same.
- Tom noted the Morgan Stanley account totals \$360k.
- Tom stated the Reserve Account approximates \$106k.
- The Balance sheet reflects \$101k in the Checking Account and \$14k in the Money Market Account.
- Tom reported that all Accounts Receivables are current.
- Tom noted the Year-End Financial Report will be posted in the Website when completed.
- Tom reported that Water costs increased 12% and insurance 13.6%, both with budgeted projections.
- A brief discussion ensued about the importance of controlling water expenses by watering properly (e.g.: turning the system off when watering is not required.)

Administrative & Legal

- Fred provided a summary on issues the Board is working on to “close out” affairs w/ Marrano as the development is now sold-out. We have engaged the services of our Attorney—Mr. Ron Shubert of Phillips Lytle—in an effort to do so. Topics under discussion with Marrano include: road repair, fencing, funding the Reserve Account, repairing the “front wall”, repairing storm water grates and storm sewer repair.
- Architectural requests were approved for:
 - 148 Harbridge- Rear railing;
 - 118 Harbridge- Plant replacement;
 - 10 Harbridge- refresh utility bed plantings;
 - 1 Brockton- Plant replacement;
 - 212 Stonham- Plant replacement and
 - 37 Brockton- rear patio.
- A property transfer was approved for 136 Harbridge.
- Bulk Internet & Cable- No update provided. Lisa continues to work w/ Spectrum on the matter.
- Website- Fred reported that the refreshed website is running well and encourages community members to visit same. Fred reported that the

Independent Auditors Report and the Annual Financial report will be combined under one header/tab and posted on the Web when complete.

- A&L Committee- No update provided.
- 2024 Operations Calendar- Lisa noted she awaits a quote on Insurance and is inviting Elbers to a future Board meeting to discuss expectations for the coming snow removal season.

Maintenance

- Lisa reported that all necessary repairs have been completed at the front gate and it is projected to be working late today or tomorrow. Note the gate schedule is 7:00 a.m.- (open)-7:00 p.m. (close).
- Elbers was awarded the snow plow contract at the August '24 meeting. The bid—competitively sourced—reflects no increase for the '24-25 season, a 2% increase for the '25-26 season and a 3% for the '26-27 season.
- Fred reported that the security cameras have been installed and are operational.
- Backyard Flooding- Fred reported he is dealing with a vendor who anticipates resolving the matter—effecting certain back yards on Harbridge—in the near future.

Miscellaneous

- Fred reported the Annual Meeting will occur tomorrow evening and briefly walked through his remarks.

The meeting concluded at 10:35 on a motion from Tom Urbanek w/ a second from Mike Daley

The next Board meeting will occur at 235 Stonham Way at 9:00 a.m. on 10/17.