

Greythorne Board Meeting Minutes

Date/Location- 1/13/25, 212 Stonham Way

A. Attendance- All Board members present as well as Fairwood Management Rep. Lisa Mazur. Prior to commencing the meeting, the Board conducted a Zoom call w/ Spectrum representative Mr. Chip Deeds to further discuss a proposed bundling of Internet and Cable services and pricing that would, if determined favorably, provide the opportunity for homeowners to recognize saving on their monthly Internet/Cable bill.

B. Call meeting to Order- The meeting was called to order at 10:05 a.m. on a motion from Mike Daley with a second from Steve Goodman.

C. Set Agenda- The meeting Agenda was set on a motion from Paul Tokasz with a second from Steve Goodman.

D. Minutes- Minutes from the 12/19/24 Board Meeting were approved on a motion from Mike Daley with a second from Steve Goodman.

E. Reports-

1) Financials-December 2024 Tom Urbanek reported the following:

- The M&T Checking Account contains approximately \$48.1k.
- The Morgan Stanley ("MS") accounts total approximately \$365.8k.
- The Board will examine options of repositioning funds from an expiring MS CD in anticipation of 2025 maintenance activity.
- The M&T Reserve Account contains approximately \$28K.
- The Balance Sheet remains strong w/ Assets approximating \$424.7k vs. minimal current Liabilities.
- The 2024 Income Statement has tracked to budget.
- Water usage remain "good" given the community added many homes this year.
- Accounts Receivable are in good order.

2) Administrative & Legal

- Marrano Exit Plan- Negotiation between parties continue.
- Architectural & Property requests- None submitted.
- A&L Committee- No activity was reported.
- Website- 2025 updates and minor site maintenance are in process. Updating also includes the community Directory reflecting new homeowners. The Board continues to encourage all homeowners to utilize the website.
- Contracts- Lisa was requested to prepare a Management Services contract for a March 2025 renewal date. Lisa noted she has mailed bids to Northridge, Elbers and Greenview for Landscaping services for the coming year. Written proposals are due by 2/1/25. The Board will review said RFPs in February.

3) Maintenance

- Front Gate- Lisa reported the issue with the entrance gate was rectified with Verizon replacing a defective Router. Also reported is that when a power outage occurs, the timer on the entrance gate needs to be reset.
- Property Signage- Lisa reported that a "No Trespassing" sign will soon be installed at the Front Gate.
- The Board approved the mailing to all homeowners of a letter announcing the availability of a Seasonal and Home Maintenance & Repairs offering by the Galbo Group. Said letter details the

services available, hourly cost for smaller tasks (e.g.: seasonal furniture setup, gutter cleaning, interior/exterior lighting installation, installation of security cameras, emergency snow removal, etc.) and contact info.

- Fred presented a conceptual outline of a multi-year maintenance program for further discussion by the Board. Objective of the plan will be to address wall repair, curbing and surface grate repair and road maintenance.

F. Old/New Business

- Mike Daley reported that Carole Daley, Karen Goodman and Shelly Kemp are meeting in the near future to finalize the presentation of a “Welcoming Gift” and accompanying “Introduction Letter” to new homeowners.
- The Board suggested to contact the Windstone HOA for a general meet and greet between both parties. Lisa will provide Fred contact information.

G- Next Meeting- The Board will meet on 3/3/25 at 9:00 a.m. at 235 Stonham Way.

H- The meeting adjourned at 11:11 on a motion from Mike Daley w/ a second from Steve Goodman.