

Greythorne Board Meeting Minutes

Date/Location- 3/3/25, 96 Beckford Ct.

A. Attendance- Four Board member were present, Mike Daley was excused, as well as Fairwood Management Rep. Lisa Mazur.

B. Call meeting to Order- The meeting was called to order at 9:00 a.m. on a motion from Paul Tokasz 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 1/13/25 Board Meeting were approved on a motion from Paul Tokasz with a second from Steve Goodman.

E. Reports-

1) Financials-January 2025 Tom Urbanek reported the following:

- The M&T Checking Account contains approximately \$107k.
- The Morgan Stanley ("MS") accounts total approximately \$366.6k.
- The M&T Reserve Account contains approximately \$33K.
- The Balance Sheet remains strong.
- The 2025 Income Statement for the month of January has tracked to budget.
- Water usage for the period remains good.
- 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.
- Bulk TV & Internet Service- The Board continued its discussion on this topic which has the potential to offer the community substantial savings on their monthly bill. The Board agreed to prepare a communication to the residents for their input into this decision.
- Website- 2025 updates are in place and site remains in good working order. The Board continues to encourage all homeowners to utilize the website.
- Ops Schedule- The annual water system inspection to occur in Q2 going forward.
- Management Contract- The Board renewed its management agreement with Fairwood Management approving a 2-year service contract.

3) Maintenance

- Front Gate- Timing of the front entrance gate continues to be an issue to be resolved. This issue seems to have exacerbated after the occurrence of a power outage affecting only residents along the Main Street wall. In addition, the Board asked Lisa to look into options for emergency power backup for gate operations.
- Property Signage- The "No Trespassing" and "Property under Surveillance" signs will be installed on the center key panel pillar facing incoming traffic.
- Maintenance Contracts- The Board approved the following seasonal contracts for 2025:
 - Northridge was awarded a 3 year contract for landscaping services.
 - Turf Doctor was awarded a 1-year contract for Weed & Feed.
 - No contract was awarded for fence line maintenance as these services were performed late in the 2024 season and deemed not necessary for 2025.

- Buffa-Lawn was contracted to manage the seasonal opening and closing of the communities' entire sprinkler system, all units. This partnership allows for a single rate of \$99.50 per household inclusive of both opening and closing services. A savings of approximately \$100 per household for the upcoming year. Going forward this fee will be included in the HOA assessment.
- The Board also decided to again engage Tree Doctor to provide community treatment of the Boxwoods for the 2025 season. The affecting disease continues to be prevalent in the area and a community treatment program is the best means of control.

F. Old/New Business –

- Eire County announced its approval to construct a new \$5.7M multi-purpose sports facility at the ECC North Campus location. The Board will engage itself as necessary to represent Greythorne with respect to potential traffic congestion and safety issues at the Main Street and Tech Drive intersection and other issues if warranted.

G- Next Meeting- The Board will meet on 4/7/25 at 9:00 a.m. at 212 Stonham Way.

H- The meeting adjourned at 10:52 on a motion from Steve Goodman w/ a second from Tom Urbanek.