

Greythorne Board Meeting Minutes

Date/Location- 4/7/25, 212 Stonham Way

A. Attendance- All Board members present as well as Fairwood Management Rep. Lisa Mazur. Prior to commencing the meeting, Attorney Ron Schubert joined the Board to codify the unanimous decision by the Board on March 19, 2025, to file a complaint with NYS AG. The complaint was filed on March 20, 2025. Fred was contacted by Pat Marrano on March 31, 2025. Both agreed to meet the week of April 14, 2025.

B. Call meeting to Order- The meeting was called to order at 10:04 a.m. on a motion from Mike Daley with a second from Steve Goodman.

C. Set Agenda & March '25 Minutes- The meeting Agenda was set on a motion from Mike Daley with a second from Steve Goodman. The minutes were approved.

D. Reports-

Financials-February 2025 Tom Urbanek reported the following:

- The M&T Checking Account is \$147.
- The Morgan Stanley Savings Account at \$368K. \$30k will be transferred from the Checking Account to the Morgan Stanley Savings Account
- The M&T Reserve Account is \$39.
- The Balance sheet remains strong, and the Income Statement is tracking the budget.
- Water costs are close to last year's expenses. That is a positive sign given additional homes have come online.
- Receivables- In good shape.

E. Admin & Legal-

- Marrano Exit Plan- See above.
- ECC Sports Complex- Paul advised the Board that we should not be optimistic about having a traffic signal installed at the front entrance. He noted the Environmental Impact Study approved for the matter does not include a traffic study and therefore a signal cannot be installed as part of the project signal in said area. Paul will continue to monitor the matter and update as information is available.
- Lawn & Landscaping- Fred noted the Board has entered into a 3-year contract with Northridge that includes modest increases in the out years. Said contract expires in '27.
- Architectural Request- None requested.
- Property transfer- None reported.
- A&L Committee- No A&L activity. A meeting is anticipated to occur in late April / Early May.
- Bulk Internet & Cable- Lisa reported 26 homeowners have provided responses to the Spectrum proposal. To date, the majority of those providing input support adopting the Spectrum proposal. Lisa will be sending reminders to homeowners to provide the Board with their feedback on the issue. The Board will discuss this matter at the May '25 meeting.
- Website Fred requested that the Galbo "Service letter" be added to the website. Said letter outlines services and accompanying costs available through Galbo to homeowners.
- Operations Calendar ("OC")- An updated OC be posted on the web reflecting the new contract management and maintenance service dates.

Maintenance-

- Gate operation during power outage- Lisa received an estimate for a 20-minute battery backup system. She is awaiting an estimate for a system to provide longer than 20 minutes of backup power for front gate operation. Feedback from two homeowners. When received, she will update.

Miscellaneous-

- A homeowner reported elevated levels of Radon gas in their dwelling. Based on the same, their neighbor had their basement tested for the presence of radon. Normal Radon levels were reported by the second homeowner. In response to this issue, Lisa will prepare a letter to all homeowners advising them of said findings and providing residents with contact info. To secure Radon testing.
- Sewer and water cover - Mike reported that many of the cast iron sewer and water covers embedded in homeowner's lawns are rusted and in need of repaint. The Board decided to refer the matter to the A&L Committee for review and comment.

The meeting ended at 10:57 on a motion from Steve with a second from Mike

Next meeting- 5/12/25 at 9 a.m. at 235 Stonham Way.