Greythorne Board Meeting Minutes
Date/Location- 7/16/25, 212 Stonham

A. Attendance- All Board members, except for Mike Daley who was excused to tend to family, were present as well as the Galbo Management Rep. Lisa Mazur. Prior to commencing the meeting, Michael Radecke of Morgan Stanley updated the Board of Greythorne's investment portfolio. Investment growth remains postive and is expected to continue as such in the coming year.
B. Call to Order- The meeting was called to order at approximately 9:30 a.m. on a motion from Steve Goodman and second from Paul Tokasz.
C. Set Agenda & June '25 Minutes- The meeting Agenda was set and minutes approved on a motion from Paul Tokasz with a
second from Tom Urbanek
D. Reports-
Financials-Tom Urbanek reported the following:

- The M&T Accounts reflect the following balances as of 6/30:
    - Checking Account- Approximately $204k.
    - Reserve Account approximately $31k
- The Morgan Stanley accounts total approximately $403k
    - Savings- Approximately $288k
    - CD's- Approximately $115k in three instruments
- Income Statement (IC)- The IC is tracking to plan. We earned approximately $1,419 in interest. Water costs are close to last year expenses.
- Receivables- All current, thus in good shape.

E. Admin & Legal-

- Architectural Requests- approved
    - 94 Harbridge – Replace 2 damaged evergreens
    - 10 Harbridge – Replace dead pines, Replacements TBD
    - 82 Stonham – Replace dead plantings with same
    - 99 Harbridge – Replace dead plantings with same and additional plantings to rear and side beds
- Property transfer- 13 Brockton
- A&L Committee-
    - Letters to homeowners for landscaping maintenance and exterior blub replacement to go out shortly.
    - The Board approved the committee's recommendation to modify the existing Architectural & Landscaping Change Request process to expedite the approval process for in-kind plant replacement actions when Northridge is the contractor of choice. Northridge will maintain a record with Lisa who will in turn apprise the A&LC and Board. If another contractor is selected the resident will need to follow the in-place process for approval prior to work.
    - The Board also approved Northridge to preform various maintenance activities about the community.
- Bulk Internet & Cable- Lisa reported 33 homeowners have provided responses to the Spectrum proposal (16 Yes's & 17 No's). The Board discussed a door-to-door approach in an attempt to a sufficient number of responses to make an informed decision.
- Amendment to Section 9.01 of the By-Laws- Amendment would restrict rental/leasing to other than immediate family and add language which is compatible for estate planning. With almost

40% of the community not responding last year to this vote, the Board discussed taking a similar door-to-door approach as for the bulk internet/cable service.

- Solar Panels- Discussions continued with a decision to engage the A&LC into the conversation.
- ECC North Sports Field Project- Discussion focused on the potential traffic safety concerns at the Main/Stonham/Tech Drive intersection. Consideration to express our concerns in writing to the appropriate local, county and state offices was also included in the discussion.
- Annual Meeting- The Board set the date of September 11, 2025.
- Website- Updates have been submitted but have yet to be implemented. Fred will take the lead on this action.

F. Maintenance-

- Gate Operation- Lisa was informed that our software was hacked with a repeated commend at an increasing cycle till the gate remained open. A software upgrade is being prepared for us and a firewall will be installed.
- Comprehensive Maintenance Program-
    - The Board approved the quote of $172,000 submitted by Baughman Magic Seal Inc. to conduct a multi-year program to replace curb and surface grates having significant cracks and breaks, and perform roadway repair and maintenance activities. SOW implementation and schedule TBD.
    - Wall repair- Surface repairs and color tinted surface water proofing is underway. Work is expected to be completed by the end of the month.
    - Phase 3 Storm Sewers- Lisa will contact PipeDreams inspection/clean-out determination.
- Rear Pedestrian Gate Handle- Galbo has been assigned to repair.

G. Miscellaneous-

- No Solicitation Sign- When received will be installed at the first street light post on the right entry side.

The meeting adjourned at 11:25 a.m. on a motion from Paul with a second from Tom.

The next meeting will occur on 8/20/25 at 9 a.m. at 96 Beckford.