Greythorne Board Meeting Minutes
Date/Location- 6/16/25, 68 Brockton Ridge

A. Attendance- All Board members present as well as Galbo Management Rep. Lisa Mazur.
B. Call meeting to Order- The meeting was called to order at 9:04 a.m. on a motion from Paul Tokasz with a second from Steve Goodman.
C. Set Agenda & May '25 Minutes- The meeting Agenda was set on a motion from Paul Tokasz with a second from Steve Goodman
D. Reports-
Financials-Tom Urbanek reported the following:

- The M&T Accounts reflect the following balances as of 5/25:
  - Checking Account- Approximately $274k. This total includes a recent deposit of $100k obtained via the Settlement w/ Marrano.
  - Reserve Account approximately- $25k
- The Morgan Stanley accounts total approximately $401k
  - Savings- Approximately $208.5k
  - CD's- Approximately $193k in three instruments
- Income Statement (IC)- The IC is tracking to plan. We earned approximately $1,080 in interest. Water costs are close to last year expenses if slightly less. Elbers costs were approx. $1,100 over budget due to increased salt expenses. (The Board will invite Kevin from Elbers to a future meeting to discuss salting protocols.)
- Receivables- All current, thus in good shape.

E. Admin & Legal-

- Architectural Requests- approved
  - 19 Brockton- AC relocation.
- Property transfer- None reported.
- A&L Committee- The A&L committee conducted the Spring "walk-around" reviewing all front yards. Rear yards will be reviewed at a different time due to wet conditions. Numerous cases were cited requiring remediation. 38 utility box areas were identified that will require owner attention. Options to remedy the above-noted issues were discussed.
- Fred reported that Winter damage to lawns by snow plows was repaired in early April by Elber yet, in two cases, additional repairs are still required. Lisa will contact Northridge to have the areas (near the rear gate) repaired.
- Bulk Internet & Cable- Lisa reported 33 homeowners have provided responses to the Spectrum proposal. To date, a near 50/50 split to adopt or not adopt the Spectrum proposal. Lisa will schedule a Zoom call on this matter. The goal of said call is to ensure all homeowners have an opportunity to make their voice heard on the matter. The Board is interpreting "no response" as a "Yes" vote.
- Website- Lisa reported the website was updated to include recent Bd. Meeting Minutes and updates to the Preferred Vendor List. The revised Operational schedule is also available on our website.

Maintenance-

- Gate operation during power outage- Lisa provided an update on repairs ongoing to the front gate noting that small power surges continue to disrupt proper operations of same. A power backup supply will not intercede quick enough to avoid a reboot. Paul and Mike noted that on several occasions, they have observed the gate working properly including early in the morning and later at night.

- Comprehensive Maintenance Program- Fred provided an update on Bids received from two vendors seeking to provide concrete gutter replacement and roadway repairs. The Board is requesting additional info. from two vendors re: work costs related to "extended", "moderate" and "slight" repairs. When received, Fred will share with the Board.
- Wall repair- Fred provided an update on the wall repairs completed to date including installation of a required membrane, drip edge, "weep" vent, etc. A meeting with the A&L committee will occur in the near future to select a color for the wall. Said color will match, as closely as possible, to the current color.

The meeting adjourned at 10:25 a.m. on a motion from Mike with a second from Steve.

The next meeting will occur on 7/16/25 at 9 a.m. at 212 Stonham house.