

Greythorne Board Meeting Minutes

Date/Location- 5/12/25, 235 Stonham Way

A. Attendance- All Board members present as well as Fairwood Management Rep. Lisa Mazur.

B. Call meeting to Order- The meeting was called to order at 8:59 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 Paul Tokasz with a second from Mike Daley. The minutes were approved following a correction to the second sentence of the ECC Sports Complex reported in the 4/7/25 Minutes to state the EIS does not include a Traffic Study which obviates the possibility of adding a signal.

D. Reports-

Financials-March and April 2025 Tom Urbanek reported the following:

- The M&T Accounts reflect the following balances
 - Checking Account- Approximately \$181k as of 3/31; and \$234k as of 4/30.
 - Reserve Account- Approximately \$14k; as of 3/31; and \$20k as of 4/30.
- The Morgan Stanley accounts totaled \$399k as of 3/31; and \$401k as of 4/30.
- Balance Sheet remains strong with Total Liabilities and Equity at \$552k as of 3/31; and \$611k as of 4/30
- Income Statements for both periods are tracking to plan.
- Receivables for both periods are in good shape.

Admin & Legal-

- Marrano Exit Plan- Fred reviewed the specifics of our Settlement Agreement ("SA") with Marrano; Monetary compensation amount of \$100,000, allowance onto Stonham Place Townhomes for maintenance activities, access to Marrano's preferred subcontractor, and release Marrano of all current and future claims. The agreement does not release Marrano from its warranty obligations with individual homeowners. A communication re: same will be sent to all community members in the immediate future. The Board anticipates using the SA funds for necessary maintenance activities (see the Maintenance Topic below).
- Lawn & Landscaping- Fred noted that all contracts are in place.
- Architectural Requests-all approved
 - 49 Brockton- New installation
 - 28 Harbridge-Tree removal
 - 18 Beckford- Installation and concrete edging
 - 85 Brockton New installation
- Property transfer- None reported.

A&L Committee- The A&L committee met on 5/9/25. Fred reported on said meeting as follows:

- The committee was informed that the funding noted in the 2025 budget for maintenance/landscaping project was expensed (this year) to subsidize the boxwood treatment program.
- Shelley Miller stated that the spring clean-up has gone very well and was begun early enough to have all the mulching done before the first mowing. Several neighbors have commented to Board and committee members about the beauty of the neighborhood.
- Lisa will ask Northridge to remove the dead boxwood just inside the front gate, and two more inside the rear gate, with no replacements.
- Lisa will be contacting Marrano to ask them to remove the dead tree along Stonham near the driveway to Stonham Place North, which has been dead for over two years. Northridge does not service that area.

- Winter damage to lawns by snow plows repaired in early April by Elbers was done so early, the grass has not done well in several places. Lisa will follow up with Elbers and ask them to make a return visit to plant additional seed.

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 send a notice to all homeowners re: a Zoom call on this matter. The call will occur prior to the end of May, '25, allowing homeowners a final opportunity to provide the Board. The Board will discuss this matter at the June '25 meeting. The Board is considering "no response" as a "Yes" vote.

Website-

Mike requested that the Preferred Vendor List be updated and the 2024 Annual Financial report be added to our web. The requests were approved.

Solar Panels-

The Board, in response to a homeowner's inquiry, discussed the installation of solar panels. The Board requested Lisa provide language governing same and will discuss the subject at a future meeting.

Enumerate/Engage-

Lisa reposted that the newly installed system is working well and receiving on-line payments for monthly HOA dues. Mike noted he found the system easy to use and intuitive.

Maintenance-

- Gate operation- Lisa provided an update on repairs ongoing with the front gate. Gate operation during power outage was furthered discussed with Lisa ask to provide additional information from the service contractors. Mike asked that we resolve an issue with e "keycode pad" at the rear gate.
- Comprehensive Maintenance Program- Bids were received from vendors seeking to provide certain maintenance (e.g.: concrete gutter replacement, roadway maintenance, and wall repair). Per review of bids, the Board agreed to engage the GALBOGroup for wall repair services quoted at \$38,100. For cutter and road work the Board agreed to seek additional bids and references. The Board also agreed to seek bids to apply a seal coating on all roads in addition to filling in cracks. This work will include the section of Stonham from Main Street to the front Gate which the HOA has the responsibility to maintain. A determination regarding said work will be reviewed at the June '25 meeting.
- 88 Harbridge- Fred noted that backyard lawn repair has taken place where storm sewer repairs took place last fall at this property.
- Street light bases- The Board approved reimbursing Ron Wedekindt for painting work he generously provides the community pertaining to said bases.

The meeting adjourned at 11:26 a/m. on a motion from Mike with a second from Steve.

The next meeting will occur on 6/16 at 9 a.m. at 68 Brockton.