

Greythorne Board Meeting Minutes
Date/Location- 8/20/25, 96 Beckfort

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 9:10 a.m. on a motion from Mike Daley with a second from Steve Goodman.

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

D. Reports-

Financials-Tom Urbanek reported the following:

- The M&T Accounts reflect the following balances as of 7/25:
 - Checking Account- Approximately \$216k.
 - Reserve Account approximately- \$65k
- The Morgan Stanley accounts total approximately \$404k
 - Savings- Approximately \$207k
 - CD's- Approximately \$316k in three instruments
- Income Statement (IC)- Monthly revenues totaled approx. \$63k. We earned approximately \$1k in interest. Water costs were lower than last year. Net, tracking to projections.
- Receivables- All current save two homeowners, thus in good shape. Note, the Board is monitoring those in arrears.

E. Admin & Legal-

- Architectural Requests- approved:
 - 72 Beckfort- Replaced several junipers w/ holly and grass;
 - 136 Harbridge- Installed handrails and relandscaped front and rear beds;
 - 100 Harbridge- Replaced two distressed evergreens with viburnums;
 - 106 Harbridge- Removal of front birch tree;
 - 73 Brockton- Installed landscaping at front left, front right and back; and
 - 82 Harbridge- Installed handrails
- Property transfer- None reported. Monitoring one in progress.
- A&L Committee- The A&L committee conducted a "walk-around" reviewing utility beds in concert with recommendations made by Northridge that require attention due to overgrowth and snow/salt damage through the years. The A&LC and Northridge will determine design and plant selection to support a cohesive/complimentary look throughout the community. Affected homeowners will be notified. It is anticipated this work will be initiated this fall and may extend in to spring '26 pending weather.
- The Board discussed wildlife feeding throughout the development. Most specifically rabbit and deer presence throughout the development which has caused avoidable destruction to plantings as voiced by residents. The Board also expressed a concern of the deer presence to may create a hazard for drivers. The Board asked the A&LC to provide a recommendation in this matter.
- The Board sent a letter expressing concerns related to traffic safety and congestion (near the front gate) to local leaders. The Board awaits their feedback and will continue to monitor this issue.
- Bulk Internet & Cable- Lisa reported 34 homeowners have provided responses to the Spectrum proposal. The Board decided to discuss the matter at the upcoming Annual Meeting with the goal of bringing the issue to closure.
- Website- Fred reported the website was updated and is current. Mike asked Lisa to update same due to the recent passing of a homeowner.

- Solar Panels – As a declared condominium in the State of New York, and acting on advice of our Attorney, the Board of Managers retains the right to approve/disapprove any request for the installation of solar panels throughout the development.
- Annual Meeting Agenda- Fred previewed a proposal for the Agenda for the Annual Meeting. The Board welcomed the preview.
- Ops schedule- Fred asked for any update on the annual financial audit. Tom advised him the independent accountant is in place and will occur in Jan. '26 reviewing 2025.

E. Maintenance

- Fred noted that the work on the “front” stone wall is completed. Fred also indicated that Baughman will be starting work this fall on repairing certain concrete gutters and surface grates in need of repair. A letter will be sent from the Board to all residents informing all of the pending maintenance and repair activity.
- A “No Sonication” sign was recently installed on Stonham Way near the front Gate.
- Lisa reported That the handle at the rear gate is scheduled to be repaired by week end.

The meeting ended at 11:00 a.m. on a motion from Mike Daley with a second from Steve Goodman.

The next meeting will occur on 9/9/25 at 68 Brockton.