

Greythorne Board Meeting Minutes
Date/Location- 9/6/25, 96 Beckford

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 1:50 p.m. on a motion from Steve Goodman with a second from Paul Tokasz.

C. Set Agenda & August '25 Minutes- The meeting Agenda was set and the 8/25 Bd. Meeting Minutes were approved on a motion from Steve Goodman with a second from Paul Tokasz.

D. Reports-

Financials-Tom Urbanek reported the following:

- The M&T Accounts reflect the following balances as of 8/25:
 - Checking Account- Approximately \$170k.
 - Reserve Account approximately- \$140k
- The Morgan Stanley accounts total approximately \$406k
 - Savings- Approximately \$88.5k
 - CD's- Approximately \$317k in three laddered instruments
- Income Statement (IC)- Monthly revenues remained consistent with projections. We earned approximately \$1.8k in interest. Water costs increased in July due to very dry conditions.
- Receivables- All current except one homeowner. Note, the Board is monitoring and fining the individual in arrears.
- At the culmination Fred thanked Tom for his many years of outstanding service to the Board.

E. Admin & Legal-

- Architectural Requests- approved:
 - 212 Stonham- Gutter improvement and replacement of four dead plantings.
- Property transfer- 171 Harbridge
- A&L Committee- The A&LC recommendation, endorsed by the Board to restrict wildlife feeding was sent to all residents.
- The door-to-door campaign to encourage residents to vote on the Amendment 9.01 appears to have been positive with the number of ballots collected, and residents who have indicated they have mailed in their ballot or intend to bring their ballot to the Annual meeting.
- The Board sent a letter expressing concerns related to traffic safety and congestion (near the front gate) to local leaders. In response to same, Fred and Paul are meeting with a local Assemblymember to express our concerns.
- Bulk Internet & Cable- This topic will be brought to the annual meeting for discussion and resident input. A Zoom call has been scheduled to address any homeowner's questions.
- Annual Meeting Agenda- Fred discussed the Agenda for the Annual Meeting. The Board welcomed the summary.

E. Maintenance

- A letter was sent to inform all residents detailing the 2025/26 Maintenance/Restoration Program. Front wall repairs and front entrance landscaping work has been completed. Concrete and road surface work will commence on or about September 29th. Additional notices will be sent out as the start date approaches and nears and to residents in specific work zones.
- The management group continues to trouble shoot issues at the front gate. Fred and Lisa summarized options to facilitate such repairs.
- Fred updated the Board on the status of the utility bed plant restoration project. Northridge approximates a cost of \$28k (pending cable restrictions and repairs) to conduct plant removal and replacement at certain utility beds determined to require restoration work. The A&LC and

Northridge will work together offer several advantages including: no action required by any homeowners, said company's knowledge of the development, economies of scale in pricing and the assurance of a cohesive/complimentary look throughout the community. Communications will be sent to affected homeowners outlining restoration scope and costs. Expecting a fall start with plant removals and finishing mid-late spring 26' with plantings.

- The Management group has identified a contractor to conduct an inspection of Phase 3 storm sewers inspection with all construction and landscaping activities completed.
- Lisa confirmed that the handle at the rear gate has been repaired.

The meeting ended at 3:04 p.m. on a motion from Tom Urbanek, seconded by Paul Tokasz.

The next meeting will occur on 10/15/25 at 212 Stonham.