

Greathorne Board Meeting Minutes

Date/Location- 10/15/25, 212 Stonham Way

A. Attendance- All Board members present as well as Galbo Management Reps. Lisa Mazur, Tony Galbo and Towne principal Jeremy Ballsmith. Prior to the Oct. '25 Board meeting, the Board heard a presentation lead by Mr. Ballsmith. In his remarks, Jeremy reviewed a proposed merger between Galbo and Towne. Jeremy reviewed a pending merger timeline and summarized the reasons for the merger. The Board thanked him and Mr. Galbo for their remarks and attendance.

B. President McKosky called the 2025 Annual Meeting to order 9:50 a.m. on a motion from Mike Daley with a second from Steve Goodman. Liza Mazur reported that 74 homeowners were present either in person or by proxy. As such, quorum was established. President McKosky announced that Mike Daley and Bob Wetter were candidates seeking election to the Board. On a motion set by Paul Tokasz with a second from Steve Goodman, said candidates were unanimously elected to the Board using input/votes from said proxies. Lisa next reported that 86 residents had voted "Yes" and 5 voted "No" re: the Rental Agreement Amendment. On a motion from Mike Daley with a second from Paul Takasz said Amendment was approved. Lisa will ensure the document properly signed, notarized and filed with the County Clerk. Next President McKosky circulated for signature the 2025-26 Board Member Code of Conduct. All members signed the form acknowledging they will follow the stipulations codified in said document. At 10:10 the Annual meeting was adjourned on a motion from Mike Daley with a second from Steve Goodman.

C. The October 2025 Board meeting was then called to order at 10:15 a.m. on a motion from Steve Goodman with a second from Paul Tokacz. Bob Wetter was welcomed onto the Board and Mike Daley thanked for his continued contribution to the community.

C. Set Agenda & Sept. '25 Minutes- The meeting Agenda was set and the September Board Meeting Minutes were approved on a motion from Steve Goodman with a second from Mike Daley.

D. Reports-

Financials-Tom Urbanek (in transition) reported the following:

- The M&T Accounts reflect the following balances as of 9/25:
 - Checking Account- Approximately \$142k.
 - Reserve Account approximately- \$46k
- The Morgan Stanley accounts total approximately \$407k
 - Savings- Approximately \$89k
 - CD's- Approximately \$321k in four laddered instruments
- Income Statement (IC)- Monthly revenues remain consistent with the Budget. We earned approximately \$1.7k in interest.
- Receivables- All current except one homeowner.
- Fred thanked Tom for his many years of **outstanding** service to the Board.

E. Admin & Legal-

- Architectural Requests- approved:
 - 223 Stonham- Garage door painted;
 - 100 Harbridge- Railing installed and
 - 124 Harbridge- Invisible Fence installed.
- Property transfer- 171 Harbridge, Jill Mangione. The Sunshine Committee will meet w/ Ms. Mangione at a date to be arranged.
- A&L Committee- A&L Chair Shelly Miller proposes a Fall '25 "Walk-Around" be conducted on a date to be established. A notice will be sent to two Brockton Ridge residents re: the need to repaint their mailboxes as they are not in compliance with approved color guidelines. Also noted

was the mailbox at 62 Brockton Ridge is under repair by Elbers. Per input and discussion, the Board's decision to restrict bird feeders stands. Lisa will prepare a Board Resolution governing Bird Feeding in the community.

- The Board requested Lisa to invite Elbers to our November '25 Board Meeting so that the Board may review expectations re: Snow plowing and discuss the upcoming Winter activities.
- Utility Bed restoration- A written communication will be sent to any affected homeowners outlining removal and install considerations and costs. Removal actions will (via Northridge) be completed this fall. Installs, Spring 2026.
- ECC North Sports Complex- Three Board attended the September TOA Traffic-Safety Board Meeting, where they expressed concerns related to safety and congestion (near the front gate) to Town Officials. The Town Officials expressed support for the concerns shared with them and will request the NYSDOT to conduct a traffic sturdy.
- Bulk Internet & Cable- Per homeowner input, feedback received, the Board notified Spectrum that the Greycliffe community will not pursue a bulk service contract. The matter is now closed.

E. Maintenance

- Baughman has started work on repairing concrete gutters and surface grates on Harbridge. Letters (including subsequent updates) were sent to all Harbridge homeowners. To date, the work is progressing well.
- The Board still awaits a proposal for inspection of Phase 3 storm sewers and possible cleanout recommendations.

The meeting ended at 11:20 a.m. on a motion from Mike Daley with a second from Bob Wetter

The next meeting will occur on 11/17/25 at 9:00 a.m. at 68 Brockton Ridge.