

Greythorne Board Meeting Minutes

Date/Location- 11/17/25, 68 Brockton Ridge

A. Attendance- All Board members present as well as Liza Mazur and Elbers Rep., Kevin Burke. Prior to the Nov. '25 Board meeting, the Board reviewed service expectations with Mr. Burke. A new methodology was agreed upon to clear snow at the rear gate. It will entail Elbers *pushing* snow from the rear gate into the development for storage on common areas near said gate. Mr. Burke confirmed that he will finish "staking" the entirety of the development in the near future. Kevin also stated that he will be salting *less* than in prior years. The Board thanked him for his input and attendance.

B. The Nov. 2025 Board meeting was then called to order at 9:30 a.m. on a motion from Steve Goodman with a second from Paul Tokacz.

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

D. Reports-

Financials- The following was reported:

- The M&T Accounts reflect the following balances as of 10/31/25:
 - Checking Account- Approximately \$143.1k.
 - Reserve Account approximately- \$52.2k
- The Morgan Stanley accounts total approximately \$409.2k
 - Cash/Savings- Approximately \$90.1k
 - CD's- Approximately \$319.1k in four laddered instruments
- Income Statement (IC)- Monthly revenues remain consistent with the Budget projections and our financial condition remains strong.
- Receivables- All current save two homeowners. Lisa will make a final attempt to bring these accounts current prior to sending them for collection action.
- The Board decided to add President McKosky as a "signor" thus ensuring coverage in the event of Bob's absence.
- 2026 Budget- The Board approved an increase to the monthly HOA to \$620. This increase of approx. 5%, reflects increased pricing from vendors while factoring in inflation and the addition of the community boxwood treatment and sprinkler opening/closing programs. The revised HOA mo. payment ensures we continue discharging our fiduciary obligations to control costs to the extent possible through competitive bidding (e.g.: sprinkler system, Boxwood maintenance, etc.) while also funding our Reserve obligations.

E. Admin & Legal-

- Architectural Requests- approved:
 - 26 Beckford-Home Generator; and
 - 124 Harbridge- Side patio landscaping
- Property transfer
 - 73 Brockton- Has not yet closed.
- A&L Activity- Lisa reported that she communicated w/ 15-20 homeowners re: violations noting also that two homeowners will be notified that their mailboxes need be repainted to conform to community standards.
- Amendment 9.01- Lisa reported that this recently passed Amendment will be mailed to all homeowners.
- Rear Gate Access- Lisa will work with TOA, Police, Fire and EMT's to ensure our YELP system will facilitate access from said agencies to the development. The keypad located at the rear gate shall

also be moved from its present location to one closer to the rear gate to provide the agents with access to the community should the need arise.

- ECC North- The received NYSDOT's response to our rebuttal of their initial response to our request for signalization at the Main / Stonham / Tech Drive intersection. DOT's position remains as no action is necessary at this location. The Board and the TOA Traffic-Safety Board are still awaiting DOT's response to Town's request to study the need for signalization at this location.
- Website- Lisa noted maintenance (e.g.: updating Residential Directory) continues.
- Operations Schedule- Significant activities (e.g.: Budget passed, Elbers contract underway, Winter Community letter mailed, BuffaLawn Contract approved, etc.)
- Galbo/Towne Merger- Towne Management confirmed with Fred the current plan is for Lisa to remain our rep. as said merger moves forward. Lisa advised that the merger is going well.

F. Maintenance

- Gate Operations- Lisa reported that a software update will be completed by 11/20 thus facilitating the goal of making the front gates operational in the near future.
- Curbing- Fred and Lisa met with the contractor tasked with curb and concrete repair. Said repairs commenced last month on Harbridge. The work was found wanting (e.g.: poor color match, water ponding, leaking expansion joints, etc.). Via a follow-up meeting w/ Fred, Lisa and the Contractors, the Harbridge work will be repaired/replaced next Spring. The Board will craft language-in conjunction w/ our Attorney-to address matters related to same.
- Road Repair and Maintenance- The contractor will, by week end – weather pending, fill cracks in the streets throughout the development.
- Phase 3 Storm Sewer Inspection- Fred and Lisa met with the contractor. It was observed that a few receivers have some sediment build up in the settling basin. However, by observation per the recent downpours, it was decided to take no action at this time.
- Northridge (NR) Activities- NR was directed to clean up lawn areas where required due to the curb/concrete gutter repairs recently made. Lawn repairs will take place in 2026 as curbing and road work is completed.

Miscellaneous-

- Lisa will update the Rules & Regs memo in response to recent actions.

New Business-

- Due to recent unusual activity at the perimeter of the development, Mike requested that "No Trespassing Private Property" signs be installed on at least to places on the fence lines at the rear of the development. Lisa will obtain a price quote for said signs.

The meeting was adjourned at 11:21 a.m. on a motion from Paul w/ a second from Steve.

The December Board meeting will occur 12/16 at 235 Stonham at 9:00 a.m.