

Greythorne Board Meeting Minutes

Date/Location- 7/15/26, 96 Beckford, 11 a.m.

A. Attendance – All Board members present as well as Towne Rep. Liza Mazur.

B. Agenda/Minutes Approval - The June '26 Bd. Meeting Minutes were approved as well as the July '26 Meeting Agenda on a motion from Steve Goodman w/ a second from Bob Wetter.

C. Reports-

Financials- The following info. was reported by Bob Wetter:

The M&T Accounts reflect the following balances as of 6/30/26:

- Checking Account- Approximately \$277k.
- Savings Account- Approximately- \$99k

The Morgan Stanley accounts total approximately \$418.6k

- CD's- Approximately \$327k in various laddered instruments. The Board elected to renew two maturing CD's. One for 12 mo. the other for 6 mo.
- Cash & Saving- \$91.6k.

Income Statement (IC)- Monthly revenues remain in line with projections.

Accounts Receivables- All current except one homeowner whom the Board is monitoring.

D. Admin & Legal-

Architectural Requests-

- 171 Harbridge- Approved. Restoring backyard trees & planting replacements;
- 22 Harbridge- Approved. Tree removal and subsequent replanting appropriate to the property; and
- 64 Harbridge- Approved Garage door repainting.

Property transfer- 110 Brockton. Mail box to be repainted along with one on the adjoining property.

The Board adopted the Resolution to restrict the colored sealing, painting or staining of driveways to clear sealants.

A&L Activity-

Letters informing effected homeowners of action required as a result of the Spring "Walk-Around" were mailed. The A&L Committee will monitor for compliance. Letters will be sent to certain homeowners requesting action given the conditions of their lawns.

Website update- Lisa is working on updating the website, concentrating on replacing Fairwood/Galbo with Towne and updating the directory to reflect new homeowners.

'26 Ops Calendar- All item current.

Welcome and Sunshine Committee- Mike reported the Committee is attempting to make contact with a new homeowner. To date, no contact. The Committee will continue outreach efforts and looks forward to welcoming at least three new residents in the next few months.

E. Maintenance-

Gate Operations- Lisa noted the repair to the rear gate bumper/sensor is scheduled for completion today.

Security Signage- Lisa reported that a "No Outlet" sign will be installed at the front gate in the near future.

Gutter repair and surface grates- Work commenced on Harbridge. Inspection revealed "good" cuts, water flow, and finish. Sprinkler and lawn repair will follow the completion of the gutter

work. Work will then proceed along Beckford in earl August. Cleaning of all gutters will be scheduled in the near future.

Lisa was asked to contact Stonham Place Management to have their construction crew remove excess concrete and stone placed in the Stonham Way gutter.

F. Old/New Business-

Utility Beds- The community-wide beautification initiative was completed. Liza noted that Verizon has commenced straightening “leaning” utility boxes throughout the development. Other Utilities will follow suit.

G. Next Board Meeting - The next Meeting will occur on 8/14/26 at 9 a.m. at 68 Brockton. The Sept. meeting will occur on 9/15/26 at 9 a.m. at 212 Stonham.

H. Motion to Adjourn - The meeting ended at 12:20 p.m. on a motion from Paul w/ a second from Steve.