

Greythorne Board Meeting Minutes

Date/Location- 8/14/26, 68 Brockton Ridge, 9 a.m.

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

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

C. Reports-

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

The M&T Accounts reflect the following balances as of 7/31/26:

- Checking Account- Approximately \$188.1k.
- Savings Account- Approximately- \$105.9k

The Morgan Stanley accounts total approximately \$420k

- CD's- Approximately \$320.5k in various laddered instruments. Two CDs were recently reinvested approximating \$180K at rates of 4.05% and 4.15 respectively.
- Cash & Saving- \$99.4k.

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

Accounts Receivables- All current save one homeowner who is two months in arrears.

D. Admin & Legal-

Architectural Requests-

- 171 Harbridge- Removal of dead trees;
- 64 Harbridge- Plantings;
- 69 Harbridge- Plantings;
- 63 Harbridge- Plant removal;
- 110 Brockton- Plant removal & replacement;
- 117 Harbridge- New garage door;
- 75 Harbridge- Tree removal; and
- 124 Harbridge- Generator installation.

Property transfer-

- 103 Brockton- No issues;
- 162 Harbridge- No issues; and
- 168 Harbridge- Southside siding needed repair.

A&L Activity-

Much of the activity reported above was the result of letters sent following the Spring walk-around. Letters were sent to certain homeowners requesting re: their lawns. The A&L Committee will continue to monitor for compliance. The Committee has scheduled a meeting for 8/17/26.

Website update- The web was updated by replacing Fairwood/Galbo with Towne and updating the directory to reflect new homeowners. Additional updates will be completed shortly. 2026 Ops Calendar- All item current.

Welcome and Sunshine Committee- The Committee has been contacting new residents to set up a "Welcome visit". The Committee is also updating the "Welcome letter."

Annual meeting- The Board reviewed the outline, anticipated roles and material content for the upcoming Annual Meeting. The Sept. Board Meeting will focus on same. Lisa noted she will invite Jeremy Ballsmith from Towne to the meeting.

E. Maintenance-

Security Signage- Lisa reported that a "No Outlet" sign will be installed at the front gate this week.

Gutter repair and surface grates- With the exception of some finish work, work along Harbridge and Beckford is completed. Sprinkler and lawn repairs will follow. Efforts have now moved onto Stonham and Brockton. Power washing along Harbridge will be scheduled in the near future. Current plan is to begin the road sealing component of the program on Harbridge:

F. Old/New Business- None.

G. Next Board Meeting- The next Meeting will occur on 9/15/26 at 9 a.m. at 212 Stonham.

H. Motion to Adjourn - The meeting ended at 10:26 a.m. on a motion from Mike w/ a second from Paul. Fred took the opportunity to thank Paul for his many years of dedicated service to the Board.