

## GREENFIELD HOMEOWNERS ASSOCIATION BOARD MEETING

June 15, 2009

Present: Chuck Burt, President  
Fran Frazier, Treasurer  
Liane Bascou, Secretary  
Vern Seguin, Member-at-Large  
Jim Burton, Architectural Control Committee

The May 5, 2009, minutes were approved as read.

Jim reported that a residence in the neighborhood is being remodeled with an addition. The architectural form has been completed. The only issue is that it will not comply with the five foot property lot line as set out in the covenants. Jim told the residents they will need to deal with the City of Olympia on that issue. If the city approves the addition and the neighbors do not object, Jim told them they can go ahead with the project.

Chuck said he approached Ron Ross, Greenfield's maintenance person, about mowing the areas between the street and sidewalk because the residents are not taking care of it themselves as required. He will find out how much Ron will charge. If it becomes necessary to hire Ron for this additional work, we may have to raise the dues back up to \$225 again.

Jim said he has noticed that some of the drains in the street are not being kept free of debris. Chuck has notified the city about a sink hole he has seen in the neighborhood.

Jim has installed several slowdown signs and they seem to be working. He is looking into the cost of having a Greenfield sign installed at the second entrance off Hoffman.

Several violations to the covenants have been noted. There was discussion of how this can be handled since we have not been able to institute a fine structure. Liane agreed to draft a letter that can be sent to anyone who is not in compliance with the covenants. The letter will advise the residents that if they do not correct the violation, the matter will be turned over to our attorney, whose fees would be charged to the residents.

Jim will get signs to post in the retention pond asking people to stay out. Matt (Vice-President) will be asked to get some quotes on adding fencing at the retention pond. Chuck will ask Matt to determine the best place to install an entrance to the retention pond for mowing equipment if the Board decides to go ahead with the project. Jim said some of the fencing on Hoffman needs to be repaired. One quote we have received to replace boards, scrape off peeling paint and hand roll instead of spray the paint is about \$6,000. Chuck will get another quote from someone who was referred to him. Jim has pressure washed and cleaned up the graffiti on the fence.

Chuck said we need to get a tree to replace one that had to be removed. He will go ahead and trim the trees along the retention pond as he did before. Jim will contact Ron Ross to trim the limbs on the other trees in the retention pond up to at least five feet as suggested at the annual meeting.

The Board agreed to have Horse Head Art create a website for Greenfield. Chuck found that we can use the domain greenfieldhoa.org. Fran will contact Horse Head Art to proceed with the website. We

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can use the website in a variety of ways such as a bulletin board for residents to post messages, post the Board's minutes, post the newsletter, etc.

Matt is in the process of creating another newsletter. Items to include: remind people to take care of the areas between the street and sidewalk so we don't have to raise dues to have our maintenance person maintain those areas; advise residents of the website that is being created for Greenfield; keep the street drains free of debris.

Fran presented the financial report as of June 15, 2009 (attached to the original of these minutes).

Vern suggested that we have a committee to welcome new residents to the neighborhood. The Board asked Vern to take this on if he wished.

The next meeting is scheduled on July 13, at 6:30 p.m., at Chuck's.