

# Greenfield HOA Annual Meeting

## Meeting Minutes

February 6, 2023

Officers Present: Kim Abbey, President  
Suresh Bhagavan, V. President  
Becky Conn, Secretary  
Michael Haynes, Treasurer  
Sarah Willoughby, Member at Large

Homeowners  
Present:

Ingrid Aries
Rebecca Wild
Liane Bascou
Carrie Andrew
Frank Chestnut
Ken Clauson

-Board Member introductions were made.

-Presidents Report

- The house at 1920 Kyle St. has been purchase and renovated.
- Two mailboxes had to be replaced this year due to destruction and theft. The boxes were replaced with security style boxes. The cost was not covered by insurance. This took away from money that would have gone toward the tree project.
- Kim worked to update the neighborhood e-mail list.

-Greenfield HOA Revenues & Expenditures

- Michael provided a copy of the Treasurer's Report.
  - Mailbox replacement was a major unforeseen cost this past year.
  - The cost of landscaping has gone up.
  - Insurance might also go up.
- Homeowner requested an itemized treasurer's report be made available.
  - Michael can do this, it will be included on the website.
- Homeowner suggested using *Cheddar-Up* as a way to collect dues. They have a free service that would allow people to pay with credit card.

-Tree Removal/Replacement Discussion

- Presentation was made on the tree project, please see the slides attached to these minutes.
- 8 planter strip trees are scheduled to be removed this winter.
  - Lukens Tree Preservation LLC will be performing the work
  - The board will be choosing trees based on the tree plan which prioritizes trees based on sidewalk lift.
- A survey was conducted to help determine the tree species that will be planted.
  - Planning on 4 trees to be planted in the fall.
- Several residents brought up issues they have regarding the tree removal project.
  - There are trees within the retention pond that are a danger to surrounding properties.
    - Have Lukens or Barefoot Lawns review retention pond trees and asses for safety concerns.
  - Homeowners that have had trees removed don't seem to be fixing their sidewalks. This is a liability to HOA.
    - The board does not have any mechanism to force homeowners to fix their sidewalks.
    - The board will be planting new trees once the sidewalks have been fixed, this is one way to encourage homeowners to fix their sidewalks.

#### -Board Nomination

- Charles Powell has stepped down as the Architectural Control Committee Chair. No one has been nominated to replace him.
  - The board will cover the responsibilities of the position until someone volunteers.
  - This is not a required board position.
- Carrie Andrews was nominated to replace Sarah Willoughby as member at large.
- The following board members were nominated and seconded for the 2023 HOA Board:
  - Kim Abbey, President
  - Suresh Bhagavan, V. President
  - Becky Conn, Secretary
  - Michael Haynes, Treasurer
  - Carrie Andrews, Member at Large

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Respectively submitted,  
Becky Conn, Secretary