

Greenfield HOA Board Meeting

Meeting Minutes

September 16, 2019

Present: Kim Abbey, President
Sarah Willoughby, V. President
Becky Conn, Secretary
Fran Frasier, Treasurer
John Erwin, Property Owner

-5/16/19 Meeting Minutes Approved

- Kim asked a note be added regarding concrete contractors be added to the website.
- **Action Items: Kim send concrete contractors list to Becky. Becky add list to website.**

-John Erwin was introduced as a concerned homeowner.

-Fall Newsletter

- Sarah will put together the Fall Newsletter. Asked for suggestions on content.
 - Include a picture of Gazebo. John volunteered to look at the gazebo and make a recommendation on current condition and if it's possible for a volunteer work party to complete the work.
 - Include a reminder of the Annual Meeting.
 - Include Highlights from the past year.
- Sarah volunteered to distribute the newsletter. Kim offered up a couple dates that she could help.
- **Action Items: John look at gazebo and email Sarah recommendation. Sarah write up newsletter. Sarah and possibly Kim distribute newsletter.**

-Website

- Add all board meeting minutes to website.
- **Action Item: Becky add minutes to website.**

-Attorney

- Our attorney, Mary Ann Strickler has retired.
 - Her office sent a letter with several recommendations for new representation.
 - John strongly urged the board to find a new attorney and discuss with them our current issues (such as sidewalk issues).

- Kim will set up a meeting. Becky volunteered to attend with Kim if needed.

- **Action Item: Kim set up a meeting with possible new attorney.**

-Sidewalk/ Tree Removal

- Two trees were removed this summer. One due to storm damage, the second was next in line on the tree plan.
- One tree will be planted this fall. The homeowner replaced their sidewalk and requested a replacement tree.
- John mentioned raising money to complete the needed work through an assessment.
 - Research would need to be conducted to determine how much money would be needed to complete the necessary work.
 - Kim is concerned that this would be a hardship on many families in our community.

- Budget

- John had two questions for Fran regarding the budget sheets listed on the website.
 - Why is there a spike in the water bill in the summer? Fran explained that the irrigation system is turned on in the summer. Fran has is shut off during the Fall/Winter months.
 - Why were there legal fees charged last year? Fran explained that a couple events last year resulted in legal fees.

-Member-at-Large Board Position

- Chuck Burt has moved from the neighborhood, leaving the Member-at-Large position open.
- Fran nominated John Erwin for the position
 - Kim questioned what the CC&Rs say about electing a new board member
- Note: After the meeting Kim investigated the By-Laws and found the following regarding vacancies on the board:
 - At a regular meeting not less than 30 days preceding the annual meeting, the Board shall appoint a Nominating Committee of at least three (3) members. (a)The Nominating Committee shall present to the annual meeting a slate of one or more nominees for each directorship. (b)Nominations may also be made from the floor. (c)Before making a nomination, members, as well as the Nominating Committee, shall obtain the consent of the member to be nominated.

-Plants along Hoffman are dying

- Fran reported that Barefoot Lawns had to remove two dead plants this past year. She has noticed several more that are not doing well.
- In the next few years we will need to look into have them all replaced.

-Next meeting will be held in January.

Respectively submitted,

Becky Conn, Secretary