

GREENFIELD HOMEOWNERS ASSOCIATION ANNUAL MEETING
February 22, 2010

The meeting was called to order at 6:45 p.m.

Present

Present were board members President Chuck Burt, Vice-President Matt Stevens, Treasurer Fran Frazier, Secretary Liane Bascou, and former Architectural Control Committee Chair Jim Burton. Also present were Greenfield homeowners on the list attached to the original of these minutes.

Secretary Liane Bascou read the minutes of the February 23, 2009 annual meeting.

President Chuck Burt reviewed what the board has been working on the past year. A chain link fence was installed around the retention pond. The board is discussing repairing and repainting of the wooden fence along Hoffman. The growing areas along Hoffman need work. The irrigation system, which was turned off for the winter, needs to be started up again. The board has accepted Jim Burton's bid to be the new maintenance person for Greenfield. Jim added that he will also maintain lawns of houses that are empty, if needed. The board is considering having speed bumps installed in the neighborhood. The city will not help with the costs of speed bumps. The city also will not fix the sidewalks and has indicated that the homeowners will need to maintain them. As long as the city sprays the dangerous areas with orange paint, it says it is fulfilling its responsibility. Some of the signs we received from the city requesting drivers to slow down have disappeared. There was discussion about speeding and several feel that this is an occasional problem.

Chuck announced that Liane is not going to continue as secretary on the board and member-at-large Vern Seguin recently passed away so those two positions are available. Also Jim Burton's position on the architectural control committee is available. Other board members are willing to continue in their positions in 2010. One person has indicated interest in the secretary position. Coleen Linde volunteered to be the member-at-large.

Fran Frazier provided the treasurer's report (attached to the original of these minutes). The balance forwarded from 2008 to 2009 was \$21,339.99. The total income for 2009 was \$17,097.04 bringing the total available income for 2009 to \$38,437.03. Total expenses were \$17,645.44, leaving a balance of \$20,791.59. The budget proposal for 2010 is outlined in the attached report. Income in 2010 is \$15,600, with expenses of \$14,650, which leaves a reserve of \$950. The association had a high water bill due to a leak, which cost \$2,000 to repair and the fence around the retention pond was a significant expense. Association members need to decide if this is enough of a reserve or if there should be more, which would mean raising the dues. We always have the option of requesting a special assessment. The board can raise the dues back up to \$225 a year without a vote of the members. Fran said there is only one house in arrears on the dues and that resident is making payments. So far there are about 22 residents that have not yet paid their 2010 dues. At the end of March, Fran will start charging past due fees. Any residents that continue to be overdue will be referred to our attorney which will result in additional fees to the resident.

There was discussion of trimming trees in the retention pond area. There has been some damage to fences which may be due to vandalism or storms. Matt Stevens said he had to repair some of his fence and also trimmed two of the trees which he felt was needed for his security. He also found drug paraphernalia and toys under some trees. He would prefer the trees be trimmed to a height to

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discourage anyone from hiding there. The new fence is helping to keep people and trash out of the area. The board is looking into having plants strategically placed near some of the exposed areas of the fence.

The board obtained a website for the association in 2009, www.greenfieldhoa.org, which contains a lot of information. The board decided to discontinue the bulletin board because there was too much junk showing up on it.

Chuck said that he walked the neighborhood recently and noted that there are some areas that need cleanup. Fran reminded residents that they are responsible for the strip between the sidewalk and street. Since we don't have a fine structure, the board will send out letters and if not fixed, will refer violators to the attorney. This would make the violators responsible for the attorney's fees.

Jim is looking into getting a second entrance sign into Greenfield from Hoffman. He knows of a source that may provide it at a reasonable cost.

The board will make calls to residents to find people to fill the available positions of secretary and architectural control committee.

There was discussion of getting more people to attend the annual meeting. One idea presented was to have the meeting along with a picnic. Coleen will let the board know when the Kempton neighborhood will hold its annual garage sale so that Greenfield can have one at the same time.

There was no further business and the meeting adjourned at 7:35 p.m.