

Greenfield HOA Board Meeting

Meeting Minutes

March 12, 2026 5:30 PM

Officers Present: Kim Abbey, President
Suresh Bhagavan, V. President
Chris Conn, Secretary
Michael Haynes, Treasurer
Carrie Andrew, Member at Large

Agenda:

1. Treasurer Report
2. Late member dues payment discussion
3. Report from Kim on Washington State Chapter of Community Associations Institute (WSCAI) Presentation
4. Tree Project Updates
5. Walk-In Topics

Minutes:

- Treasurer Report and late member dues repayment
 - o Discussion of financial position of GHOA and expenses to date in 2026.
 - o 64 homes paid, 14 remain unpaid (\$5,600 outstanding).
- Late member dues payment discussion
 - o First late notices to be delivered April 1.
 - o Second notices delivered in July.
 - o Chris to add Cheddar Up link to Website to offer alternative method for payment (instead of check).
 - Notice to watch out for scammers, don't click on unknown links, and ask a board member if uncertain on the validity of the process if there's any doubt.
- Report from Kim on Washington State Chapter of Community Associations Institute (WSCAI) Presentation

- This association gave a summary of changes to Washington RCW related to HOAs. Some highlights below.
- Accounting should be completed on an accrual basis instead of cash basis.
- Annual meetings can hold a vote (and document result in meeting minutes) to waive required CPA audit for communities that have income less than \$50,000.
 - Greenfield HOA currently has \$400 annual dues with 78 homes – total income of \$31,200, so we could initiate a vote with the community to waive this requirement.
- Tree Planting Discussion
 - Ten high priority and 3 “medium” priority trees identified for removal. Permit being sought by Carrie from City. Projected cost of \$11,255 for all removals.
 - Budget allows (at expected rate) for three trees to be planted this year.
 - Supporting poles and watering bags should remain on newly planted trees for at least two years.
 - Carrie to order new water bags in spring for trees planted last fall.
 - City of Olympia has a “Fixing Olympia’s Sidewalks” policy group working on long-term solutions and changes to city code.
 - Link to survey and summary from city:
<https://storymaps.arcgis.com/stories/b3487e4c656a464da561bb63319d84f8>
- Walk-In Topics
 - There are lots of fir branches in the retention pond from winter storm damage, Kim to ask Barefoot Lawn if they could remove, free of charge, as part of their next services in the pond.
 - Some homes have front yards in poor condition, all board members are asked if they could review and have a discussion (if possible) to ask the homeowner if they’d be able to clean it up to keep the neighborhood looking good.
 - Awaiting status update from Ben re: RCW updates.

Actions:

- Minutes uploaded to website (Chris)
- Cheddar Up payment link added to website (Chris)
- Apply for permit from City for tree removals (Carrie)
- Order water bags for newly planted trees (Carrie)

- Ask Barefoot Lawn if they could remove fallen branches in retention pond at next maintenance period (Kim)

Next Board Meeting Scheduled:

June 1, 2026, 5:30 PM

Respectfully submitted,
Chris Conn, Secretary