

Greenfield HOA Board Meeting

Meeting Minutes

June 7, 2021

Present: Kim Abbey, President
Suresh Bhagavan, Vice-President
Becky Conn, Secretary
Mike Haynes, Treasurer

-Treasurer Report

- To date, only one house has not paid dues this year
 - Mike asked the board if he should contact the attorney as he would regularly do or wait a longer period in lieu of potential financial hardships caused by Covid-19. Board decided to wait until the 2022 billing cycle to attempt collection.
- Current checking balance: \$15,862.17

-Recognized Neighborhood Association (RNA) Grant Application for gazebo removal

- Kim was able to submit an application.
- We did not receive the grant.
- **Action Item: Kim/Becky contact the city and ask for input on our application and what other work (tree removal/planting?) could be applied for next year.**

-Reimbursement of Homeowner Removed Trees

- Kim drafted a 'Reimbursement Agreement' Letter
 - Suresh revised the letter based on his work experience with similar situations.
 - Board members suggested several edits:
 - Removing any mention of specific dates;
 - Adding a notary block.
 - Board voted to move forward with using the letter as edited above.
- Kim will reach out to the homeowners she knows of that need reimbursement.
- Mike will keep the official list of property owners who need to be reimbursed.
- **Action Items: Suresh finalize letter as mention above, e-mail to group. Kim provide letter to homeowners that need reimbursement.**

-Tree Planting

- How do we decide what species of trees to plant
 - The species of trees planted needs to be from the city approved tree list.
 - The city suggested we choose one type of tree for the East/West streets and one type for the North/South streets. This generally results in high home values due to the cleaner look.
 - Kim is considering contacting Shelly from the City of Olympia and asking her to help us narrow down the choices.
 - Consider providing a couple options for each street and allowing homeowners to vote on which species is planted.
- Kim has been approached about homeowners wanting to be reimbursed for the trees they plant. Board members discussed how this will be handled.
 - The board would require a lot more information from the homeowner if we were to consider reimbursement for planting of trees. The species chosen is important, we would not want to be paying for trees that will be creating similar issues 20 years down the road.
 - *Addendum: Sarah, who was unable to attend the meeting, suggested that we either ask homeowners to wait for the trees to be planted by the HOA or for them to plant on their own expense.*
- Homeowner request that Arborvitae be planted as a hedge in their planter strip
 - The Board advised that this is not acceptable.
 - Becky will investigate to see if there is any city code that dictates what can be planted in the front of a house.
- **Action Items: Kim contact City of Olympia regarding tree species. Kim send copy of the approved tree list to Suresh. Becky look into city code.**

-Upcoming problems

- Arborvitae along Hoffman, Swamp willows in retention pond and tall birches around gazebo.
 - The board is unconcerned about the tall birches around the gazebo.
 - We can likely make some budget to have the Arborvitae removed in the next year or two.
 - Swamp willows will likely need to wait until after the tree project is complete.

-How does water get turned on?

Greenfield HOA Board Meeting

Meeting Minutes, June 7, 2021

Page 3

- Mike advised that the treasurer takes care of contacting Barefoot Lawns and requesting they turn the water on.
- The water has been turned on for this year.

-Dues increase

- Attempting to raise the dues again was discussed.

Respectively submitted,

Becky Conn, Secretary

Attachment: E-mail Correspondence (Kim's summary of City of Olympia discussions)



Becky Conn <becky.conn88@gmail.com>

Minutes of June 7th board meeting

Kimberly Abbey <kabbey48@gmail.com>

Thu, Jun 17, 2021 at 12:01 PM

To: Becky Conn <becky.conn88@gmail.com>

Cc: MICHAEL HAYNES <haynesjm1@comcast.net>, Sarah Willoughby <granstrom01@hotmail.com>, Charles Powell <mistercoin1@hotmail.com>, Asha Suresh <suresh_asha@hotmail.com>

This is a good set of minutes, ready to be uploaded to the webpage. Thanks.

I have had a great talk with Lydia Moorehead, Matching Grant coordinator.

She wants us to apply early next year, in January. She said that there are strict rules for consideration, they will not accept applications for projects that are the *responsibility* of the HOA, however, she is doing some inquiries about our tree removal project. She thinks that our CC&Rs do not state that we are *responsible* for removing damaging trees, and that we could use the matching grant for this. So, that's good news.....waiting to hear back. Imagine if we could apply for \$5000, match with our budget of \$5000, we would 'double our money'.

I also just now had a talk with Shelly Bentley, Dep't of Urban Forestry. Also good news. She understands our replanting dilemma, difficulty in choosing tree varieties. She clearly stated that the tree selection is definitely up to the Dep't. She is emailing me 4 tree varieties. We offer 2 choices to the north-south homes (Greenfield and Kyle) and 2 choices for the east-west streets (Nissing, Joshua, and 22nd). Homeowners can plant either of those 2 choices. So that narrows it down, finally! She wants us to place an order this September 2021, to be tagged and delivered by September 2022 for fall planting in 2022.

Shelly will also send me contact info. for a 'city planner', an expert on city code regarding height of any 'green fence', such as an arbor vitae hedge around a property and specific codes. (mainly for Rick O'Neill). I can attempt to make that connection and get an email that states the appropriate city code about what is allowed in parking strips.

Great work, everyone. Kim Abbey