

Greenfield HOA 2026 Annual Meeting

Meeting Minutes

February 2, 2026, 6:30 PM

Officers Present: Kim Abbey, President

Location: Kim Abbey's home

Suresh Bhagavan, V. President

Chris Conn, Secretary

Michael Haynes, Treasurer

Carrie Andrew, Member at Large

Homeowners Present: Ben Donatelle

Stephen Wickline

Liane Bascou

Agenda:

1. Opening Remarks and Introductions
2. Treasurer's Report
3. Tree Project Update
4. RCW 64.90 and CC&R Discussion
5. President's Report
6. Budget Approval and Officer Election Votes
7. Walk-In Topics

Minutes:

1. Opening Remarks and Introductions

- Greeted attending homeowners.
- Discussed new greenfieldhoaoly@gmail.com email address.
 - i. Address created to ensure more homeowners receive notifications from the HOA. Some were assuming the messages were spam when formerly sent from personal email accounts.
 - ii. All meeting notices and digital copies of Summer and Winter newsletters will come from this email address. Summer newsletter is digital only.
- Reminder to all that meeting minutes and newsletters are all posted on the greenfieldhoa.org website.

2. Treasurer's Report

- Overview of 2025 resulting budget.

- i. Budget report documents posted on website with minutes.
- ii. \$17.09 balance forward from 2025.
- iii. Full reserve of \$10,000.
 - o Maintained for unexpected expenses and liens, as needed.
- Budget projection for 2026 reviewed.
 - i. General 3% price escalation for all services, 5% for landscaping services (per agreement with Barefoot Lawn).
 - ii. Majority of expenses related to Tree Project (removals and planting) and landscaping services.
 - o Request from Stephen: Annotated map of common areas maintained by landscaping services. **Action:** Michael to annotate map of community identifying common areas, Chris to post on site.
- Association dues payment status review.
 - i. 55 paid at time of meeting, 23 unpaid (78 total homes).
 - ii. First past due notices will be sent April 1.
 - o Liens (if required) begin to be sent out by third late notice (August timeframe).
- Accounting and Payment Methods Discussion.
 - i. Currently using expired Quicken software for accounting. Michael looking to modernize and update.
 - o Options explored to date: Quickbooks online (est. cost \$700/year), 2018 Quicken/Quickbooks (est. cost \$250/year).
 - o Exploring other options.
 - ii. Payment only accepted via check or money order currently. Work to explore other payment methods (direct deposit, credit card) to be conducted this year with Carrie expressing interest in Cheddar Up as an option for a free service.

3. Tree Project Update

- Removals: 76 removed to date, 42 remaining.
- 2026 plan:
 - i. Target removal of minimum two, up to seven this year. Removal focus on "hazard" trees.
 - ii. Plant as many trees as possible with remaining funds
- Carrie working on relationship with new Urban Forestry director to see if we can be authorized for more removals instead of removing and planting at 1:1 ratio.

- Carrie working with Michael to order watering bags for recently planted trees.
Expected to deliver in early spring to homeowners.

4. RCW 64.90 (Washington Uniform Common Interest Ownership Act) and CC&R (Covenants, Conditions and Restrictions) Discussion

- Greenfield CC&Rs originally created when community was built (1998-1999).
- RCW 64.90 (2021 and 2024 updated) adds compliance requirements which necessitate updates to CC&Rs.
- Michael noted that our retained attorney would revise CC&Rs for approximately \$1000, once changes are submitted and approved by community.
- Ben D. volunteered to review requirements in RCW and advise on changes to CC&Rs.
 - i. **Action:** Ben to review scope of RCW 64.90 and suggest changes to CC&Rs.
 - ii. **Action:** Ben to be invited to future board meetings to work through suggested changes and updates (Kim).
- Kim to attend webinar hosted by WSCCAI (Washington State Chapter Community Associations Institute) to learn more about compliance and see if it's in the interest of the Greenfield HOA to join.

5. President's Report

- Kim thanked Carrie for donating solar lights for the Greenfield signs.
- Call for volunteers to join the board was re-issued.
 - i. Kim plans to resign from board once tree project is complete.
 - ii. Michael is looking for a successor as Treasurer.
 - iii. If no volunteers step up soon, the HOA may be obligated to hire a management company.

6. Budget Approval and Officer Election Votes

- Proposed budget was adopted, without objection, by vote from all board members and attending community members.
- All existing board members were nominated, seconded, and approved to continue in their current positions, without objection.
 - i. Kim Abbey, President
 - ii. Suresh Bhagavan, V. President
 - iii. Chris Conn, Secretary
 - iv. Michael Haynes, Treasurer
 - v. Carrie Andrews, Member at Large

7. Walk-In Topics

- Discussion on reducing HOA dues once Tree Project is completed.
 - i. No plan established formally, but agreement that reduction may be warranted when that time comes, protecting for elevated costs across the board for other functions required of the HOA and any other projects that may come up.
- Stephen: Request that landscaping contract be reviewed every three years to ensure pricing and services provided by Barefoot Lawn are competitive. No immediate action to be taken but all attending agreed.

Actions:

1. Michael to annotate map of community identifying common areas, Chris to post on website.
2. Ben to review scope of RCW 64.90 and suggest changes to CC&Rs
3. Ben to be invited to future board meetings to work through suggested changes and updates (Kim).

Respectfully submitted,

Chris Conn, Secretary