

MEETING MINUTES

Greenfield HOA Annual Meeting

February 29, 2016 (6:30 p.m. - 8:00 p.m.)

McKenny Elementary School, Resource Center

Board Members:

Charles Burt, President	360-789-1223
Matt Stevens, Vice President	425-890-4634
Fran Frazier, Treasurer	360-438-2969
Helen Harpel, Secretary	360-480-3619

Attendance: Fletcher & Leanne Mansfield; Randy Darling; Michael Marstron; Lydell & Darlene Spry; Brian Temple; Michael Haynes; David & Rebecca Wild; Joel Harpel; Mark Borgaard; Liane Bascou; Suresh Bhagavan (please let us know if we missed someone)

Insurance: HOA insurance has increased approximately \$117: Fran will research prices for comparison. Landscaping maintenance went up, but not significantly.

HOA Dues: Most dues have been paid for the year and past dues have been caught up from 3-4 years ago. Dues are to be paid at the beginning of the year and there is a grace period until June to pay dues in full; after that, and notice to the homeowner, it is sent to our attorney for collection. The cost to file for collection with the attorney is, at present, \$118 which the homeowner is required to pay. There are 75 houses in Greenfield, with approximately 15 being rentals.

Annual Dues are \$225/yr. It was discussed and agreed that \$10,000 is a good reserve to maintain. Consideration will be taken and voted on to increase dues when we are falling short of \$10,000 in reserve.

Legal Expenses: \$1,545 legal expenses paid out by the HOA.

Sidewalks/Trees: Property owners are responsible for maintenance/repair of sidewalks. There are systemic issues with tree roots causing damage to the sidewalks. The City of Olympia, Urban Forestry Department requires that the trees be there and there is a list of specific trees that we are allowed to plant. The tree at the Powell house on 22nd was damaged and thus, designated as a danger tree. It was removed and replaced at a cost of \$1,000. When planting trees, homeowners should consider root barriers to control root growth in order to minimize or eliminate damage to the sidewalks. Fran sprays the orange painting on the damaged sidewalks in order to reduce risk of injury to pedestrians. There was a question as to what permitting costs would be to replace/repair sidewalks. The cost should be researched by individual homeowners.

Grounds Maintenance: Barefoot Lawn Service provides our grounds maintenance. There was discussion about an extra mowing at the retention pond in the spring to manage the foliage. Matt will get a bid from Barefoot for that work. Matt will check with Barefoot about removing the Arborvitae at the retention pond; there is no water source to sustain the plants. There was discussion regarding the blackberry bushes at the retention pond and at the end of Greenfield Street; Fletcher & Leanne Mansfield have trimmed the blackberry bushes at the end of their street in an attempt to keep them somewhat under control. There was some interest in gathering a work party to clean the area up, but there was concern that, since it is city property, the city might take issue with us doing so. A suggestion was made that goats be utilized to clean up the blackberry bushes; they can be staked on leads to enjoy

the delicious delights of blackberries. Helen will check with her sister about the possibility of using some of her goats for this cleanup.

Gazebo: The HOA board members examined the gazebo on Sunday, March 6th. There is extensive rot and the structure needs to be removed. We are considering options for removal, including forming a work party of homeowners to demolition and haul away. Disposal costs would be reimbursed through the HOA. Fran will make contact with an individual who previously showed interest in hauling it away. However, with the degree of rot, it is likely this will not be an option. Chuck offered to contact a friend who might be interested in taking a look at it and possible removal (Jim Burton, architectural control).

Concrete Wall: David Wild expressed concern about the concrete wall along Hoffman. The panels in the wall are not centered on the posts and are misaligned. There is a risk of these panels falling out and potentially causing injury. The wall was installed approximately six years ago by Elias. Fran will contact Elias regarding repairs.

Dog Poop: Yes. It's real. Dogs poop. In our yards. (So do cats) How do we manage this as homeowners? One suggestion is that we put signs in our yards reminding pet owners to clean up after Fido doo-doo. Signs might be available from the city; individual homeowners can check that out.

Crime Watch/Safety:

Lydell Spry reminded us to be vigilant about car break-ins and thefts. Suresh Bhagavan informed us that car thefts in Olympia are up by 14%.

Joel Harpel talked about cars speeding through the neighborhood and his efforts to communicate respectfully with the drivers to please watch their speed. Speed bumps are costly to install and would cost us as, home owners. As homeowners, we must be vigilant in keeping our families safe; please encourage safe and slow driving through our neighborhood.

Lydell Spry recommended that homeowners consider having their house numbers stenciled on the curb outside their residence so emergency vehicles can easily spot the address. This had been suggested in previous years, perhaps by the Boy Scouts as a community project. This would, of course, be optional to each resident. Chuck will check into it.

David Wild suggested reflective tape be placed on our community mail boxes. Chuck will look into this.

HOA Website: Matt and Helen will work with our webmaster to update the website.

Community Garage Sale: There is interest in having a Greenfield community "garage sale". We are considering piggy-backing with Kempton's annual sale. Mark Borgaard made contact with a homeowner in Kempton and it appears that their sale traditionally occurs on the 3rd Saturday in May (between Mother's Day and Memorial Day weekend) – perhaps May 21st this year. Helen will confirm this date with Mark as we get closer. Get your closets and garage cleaned out and ready to bring in some cash!

The Greenfield HOA Board Members thank you for your participation and for taking time out of your evening to share your thoughts, concerns, and suggestions. Together, we can make our community even better! Feel free to contact any of the Board Members with your questions, concerns, and suggestions.

Board officers were unanimously reelected for the following year.

Respectfully submitted,
Helen Harpel, Secretary