

GREENFIELD HOMEOWNERS ASSOCIATION ANNUAL MEETING  
February 28, 2011

Meeting was called to order at 6:35 p.m.

Present:

President Chuck Burt, Vice President Matt Stevens, Treasurer Fran Frazier, Secretary Rebecca Wild. Also present were Greenfield Homeowners on the list attached to these minutes.

Secretary Rebecca Wild read the minutes of the February 22, 2010 meeting.

Treasurer Fran Frazier provided the treasurer report.

President Chuck Burt reviewed what the board has been working on the past year. The fence for life is the largest improvement made to the association. The cost to add another sign at the Joshua entrance would be approximately \$1,700.00 with gold leaf and approximately \$1,500.00 without gold leaf. Shrubs have been planted around the retention pond chain link fence. The board accepted Jim Burton's resignation as maintenance person for Greenfield. Martinez Brothers Landscaping submitted a bid for the maintenance of the retention pond areas, gazebo landscaping and the strips along Hoffman road. The board has been very pleased with the bid and the quality of work performed by Martinez Brothers Landscaping. Trees in the retention pond will be trimmed up for better visibility and security in the area

Chuck opened the meeting to questions from the homeowners.

A question was asked regarding prior outstanding dues. Fran reported all but one homeowner is still outstanding. Fran also reported she had received requests from a few homeowners that wanted to pay their dues in two payments, their requests were granted.

Questions about the general vote regarding lawn/yard upkeep were brought up to the board.

1. If the vote passes, does the board know who the owner is of a house that is tenant occupied? Yes, letters are sent to owners of the houses that are in violation of the CC&R's even those that are tenant occupied.
2. Would Homeowners receive a letter about the lawn/yard upkeep violation before the lawn is mowed by Martinez Brothers and a bill sent to them? Yes, the homeowner would be notified.
3. It was suggested that homeowners on both sides of the offending house as well as the house be notified.
4. It was asked how many homes are tenant occupied in Greenfield, Fran advised approx. 13.

Chuck stressed that the board does not use the Attorney unless absolutely necessary. A letter is sent first to keep cost down.

Concern about speeders on 22<sup>nd</sup>. Street was brought up. Suggestions made were, speed bumps or a sign that shows how fast the driver is driving. Chuck said he would check into the cost for speed bumps. Since the City does not pay for speed bumps it would be up to the Association to pay and may need to wait until we build a reserve.

Fran reported that the vote for the addition to the CC&R's to add lawn/yard upkeep passed. We received 41 votes, 29 yes votes and 12 no votes.

The position of Architectural Control is still open. Present board members are willing to continue in 2011, homeowners approved.

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