

Greenfield HOA Board Meeting

Meeting Minutes

June 19, 2023

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

-Tree Removal/Replacement Update

- Kim will talk with Lukens Tree Preservation LLC to discuss a multi-year tree removal contract.
 - This would allow us to develop a more reliable estimate for the tree removal project.
- Kim attended a meeting with representatives from several different HOAs in our area. Many HOAs face very similar issues to us and Kim came back with many ideas, recommendations, and interesting news.
 - City is considering a program to assist with sidewalk repair/replacement.
 - Maries Vineyard HOA used Treewalker, LLC to remove their trees. Kim will contact them to get a quote.
 - Maries Vineyard HOA shared an example of the document they put together to defend raising their dues.
- It was reiterated that we will not be reimbursing neighbors that choose to purchase trees on their own.

-Raising Annual HOA Dues

- Asking that the dues be increased from \$300/year to \$400/year. The board will reconsider lowering the dues in 2027.
 - This will be put to a vote. Our CC&Rs require a quorum (or 50% of homeowners) for a measure to be considered with 2/3 majority voting 'yes' for the measure to pass.
- Kim has prepared a letter to distribute to neighbors explaining what we are asking for and why. A ballot will be attached with instructions.
 - Becky will finalize the letter/ballot.
 - Kim will distribute the letter with the summer newsletter on July 25 and/or July 26.

- Ballots will be due to Michael by box or mail by August 25.
- Kim will send out an e-mail prior to distribution letting neighbors know to expect her and include ballot information.

-Summer Newsletter

- Kim will be preparing and distributing the summer newsletter.
- Plan to distribute on July 25 and/or July 26.
- Becky will put a digital copy on the website.
 - Plan to have a 2-year archive on the website.

Respectively submitted,

Becky Conn, Secretary