Greenfield HOA Board Meeting

Meeting Minutes

October 7, 2026 5:30 PM

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

Agenda:

1. Treasurer Report
2. Dead Tree Replacements
3. Sidewalk Repair Group Discussion
4. Tree Report
5. Winter Newsletter
6. Olympia School District Letter from GHOA
7. Walk-In Topics

Minutes:

1. Treasurer Report

- Discussion of current and projected balances through remainder of year. Full report posted on GHOA website.
- No outstanding dues remain for 2026.
- Ongoing discussion about plans for future bookkeeping needs. Need a replacement for Quicken at some point.
- Projected cost for Quickbooks Online is $500 for first year, $900/year after promotional period.
- Continued discussion/investigation needed (Kim, Chris, Michael).

2. Dead Tree Replacements

- Dead tree on Nissing Way that needs replacement from first planting in 2024.
- Board agrees that there are two options:

  - 1) Homeowner replaces at their cost (if they desire it replanted now) and is reimbursed during homeowner repayment phase after all plantings have been completed.
  - 2) Homeowner can wait until replanting is resumed/completed elsewhere. GHOA will purchase a replacement dogwood tree.

- We have no warranty on planted trees and no methods of tracking how well homeowners are maintaining the trees in front of their homes.

3. Sidewalk Repair Group Discussion

- No takers from Kim's note to the community attempting to gather interested parties for future repairs. 17 members were contacted in September with two providing feedback with concerns on cost.

4. Tree Report

- 2027 plan for 19 tree removals, completing all removals.
  - Bid will be requested on January 4.
- No planting in 2027 per current budget. 18 months until next planting (in 2028).

5. Winter Newsletter

- Topics to add to letter discussed. Target draft items by Nov. 20.
  - Self-nomination for members to join the board to replace members who wish to leave board.
  - Cheddar-up linked as an online payment method for dues.
  - Tree project progress update.
  - Annual Meeting notice for 2027.

6. Olympia School District Letter from GHOA

- Board has agreed to send a letter to the Olympia School District opposing the closure of McKenny Elementary. Chris to send from GHOA email address.

7. Walk-In Topics

- GHOA Previous attorney appears to have retired. New attorney needed. Kim to research.
- Updates to CC&Rs and Bylaws to be completed as a workgroup of community members and board member(s). Kim to coordinate.

Actions:

- Minutes uploaded to website. (Chris)

- Investigate new options for attorney for GHOA. (Kim)
- Consider new accounting software options. (Kim, Chris, Michael).
- GHOA letter to Olympia School District (OSD) Board. (Chris)
- Solicit members for CC&R and Bylaw update workgroup. (Kim)
- Publish Winter Newsletter. (All)

Next Board Meeting Scheduled:

January 13, 2027, 5:30 PM

Respectfully submitted,

Chris Conn, Secretary