

Greenfield HOA Annual Meeting

Meeting Minutes

February 7, 2022

Officers Present: Kim Abbey, President
Suresh Bhagavan, V. President
Becky Conn, Secretary
Michael Haynes, Treasurer
Sarah Willoughby, Member at Large

Homeowners
Present:

Ingrid Aries
Cecelia Icenogle
Joe Brookshier
Rebecca & David Wild
Sheryl Madill
Carrie Andrew
Ken Clauson
Mark Borgaard
Randy & Krista Darling

-Board Member introductions were made

-2021 Annual Meeting Minutes were reviewed

-Presidents Report

- Irrigation system that serves the gazebo area and the planter strips along Hoffman has been turned off due to leaks resulting in very high water bills. This is likely due to the 20 plus year old irrigation system.
- Board met with VIS Group, a property management company, at the end of January. They presented their different options. Board is not ready to move forward with anything at this point but will keep in mind for the future.
- Kim worked to update the neighborhood e-mail list.
- There is a concrete sidewalk list on the website that lists some different options for concrete companies.
- Board would welcome any new board nominations.

-Greenfield HOA Revenues & Expenditures

- Michael provided a copy of the Treasurer's Report.

- Question asked about where the irrigation money will go now that the irrigation system is shut off?
 - All the irrigation money will now be going toward the tree project
- Question asked about if the landscaping bill will be reduced now that we are no longer irrigating?
 - Michael talked with Barefoot Lawns about what the impact to no longer watering, they will likely allow the grass to longer to help keep moisture in. They didn't mention a lower price. Michael will speak with them about this.
 - A suggestion was made to have them mow less often to reduce costs.
- It was mentioned that when the dues were originally raised to cover the cost of the tree project as well as a new irrigation system.
 - The tree project is currently the #1 priority. We can move onto the irrigation system when it is done.

-Tree Removal/Replacement Discussion

- Presentation was made on the tree project, please see the slides attached to these minutes.
- 4 planter strip trees are scheduled to be removed this winter.
 - Lukens Tree Preservation LLC will be performing the work
 - The board will be choosing trees based on the tree plan which prioritizes trees based on sidewalk lift.
- Several trees in the retention pond need to be removed for safety.
 - Lukens Tree Preservation LLC will be performing the work
- Several residents brought up issues they have regarding the tree removal project.
 - Trees in detention pond area need to be limbed up
 - How were the potential tree species chosen? Will people have the option of weighing in on tree species? Will homeowners be notified if trees are being planted in their planter strip?
 - Kim spoke with the city as was given several tree species as options. She then contacted a local nursery, the two species listed were simply the ones that were available.
 - Kim will make a list of species that we could potentially purchase and send out a poll using the property owners she has e-mails for.

- Homeowners will be notified before planting.
- Homeowners that have had trees removed don't seem to be fixing their sidewalks.
 - The board does not have any mechanism to force homeowners to fix their sidewalks.
 - The board will be planting new trees once the sidewalks have been fixed, this is one way to encourage homeowners to fix their sidewalks.
 - Homeowners got together this past year and several houses now have new sidewalk.
 - Several homeowners at the meeting expressed interest in getting together to repair their sidewalks. Kim will use her e-mail list to put everyone in touch.
- Comment on tree removal selection, try to make sure that all the trees on a property are removed at once so they will be able to improve their sidewalk.

-Board Nomination

- The existing board was nominated for the 2022 year. The motion was seconded.

Respectively submitted,

Becky Conn, Secretary