

GREENFIELD HOMEOWNERS ASSOCIATION ANNUAL MEETING
February 27, 2012

Meeting 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 28, 2011 meeting.

Treasurer Fran Frazier provided the treasurer report.

Vice President, Matt Stevens reviewed what the board has been working on the past year. Trees in the retention pond have been trimmed up giving better visibility and security in the area. Matt has met with arborist's to obtain bids to evaluate and trim the trees along the parking strip area. The bids are coming in around \$5,000.00. Matt was told that we need to take care of this soon. A homeowner has asked about cutting roots to help with the grass and the lifting of the sidewalk. Matt will check this out. A homeowner has requested that if the trees in front of their house need to be replaced, he would like to be consulted in the decision making regarding the type of tree. The new sign has been installed at the Joshua entrance. It was agreed that it turned out great and looks good. The board has been giving thought to removing the gazebo and having something low maintenance in that area. The homeowners present were very enthused about this idea. Suggestions were benches, flag pole, and large rocks. Fran shared her thought of putting the gazebo on Craigs List. Whoever purchased it would have to dismantle and remove it. The money received from the sale can be used to fix up that area.

Homeowners have noticed fine cracks in the cement fence and asked if it had been sealed. Fran advised that it was never mentioned but we would check on it. The cement fence has a 25 year warranty. We asked that any damage noticed be brought to the board's attention. There is a special type of paint that a homeowner can use on the inside of the fence. Fran advised that Martinez Brothers would be able to help with that.

It was mentioned that the house at 1914 Kyle is now owned by a bank and the lawn is not kept up. Would the board approve Martinez Brothers mowing it? Yes, and Fran will try to find out what bank owns it and we will bill them.

The cost to install speed bumps would cost fifty to sixty thousand dollars due to the strict guidelines. This improvement is not in the budget.

Fran asked about getting e-mail addresses from all the homeowners. Information could be shared more easily.

Homeowner expressed unhappiness with the shrubs trimmed to the top of the cement fence. They now have more road noise. Fran explained the need to trim the shrubs and let us know that the trees will be trimmed this year and may affect the noise also. It was suggested that the homeowner plant shrubs along the fence on their property to help with noise.

The crew for Martinez Brothers picked up all the broken branches on the sidewalks and streets, after the snow and ice storm.

Homeowner questioned why the irrigation meter on Joshua has not been removed. He felt it cost a monthly charge but Fran explained that when the City comes out and shuts off the meters, we do not receive a monthly charge until we have them opened back up.

Mr. Jaques spoke about the problems the Daycare is causing with traffic, noise, and damage to his lawn and lights. Chuck explained what the board learned from our attorney. Our CC&R's regarding residential only are not strong enough though the nuisance that it is causing is addressed. Other homeowners in the area have not voiced complaints. It was agreed that the CC&R's need to be stronger. Fran will put together an amendment and have the attorney look at it. We will then have a meeting to vote on the amendment.

The current board is willing to serve another year and this was agreeable to those in attendance.

There were no other questions or concerns, the meeting was adjourned.