

Greenfield HOA Board Meeting

Meeting Minutes

December 20, 2019

Present: Kim Abbey, President
Sarah Willoughby, V. President
Becky Conn, Secretary
Fran Frasier, Treasurer
Charles Powell, Architecture Control Committee Chair

-9/16/19 Meeting Minutes Approved

- Concrete contractors and meeting minutes still need to be added to the website.
- John Erwin emailed a rough estimate for the Gazebo repair. A copy is attached to these minutes.
- The annual newsletter was distributed in October. A copy is attached to these minutes.
- **Action Items: Kim send concrete contractors list to Becky. Becky add list to website also update website with minutes from meetings through the past year.**

-Attorney

- Kim and Becky met with Drew Mazzeo, the new attorney, on October 24, 2019
 - The meeting summary is attached to these minutes.
 - He recommended using a special assessment to acquire needed funds for mass tree removal.

-Special Assessment

- The general idea: Assess a lump sum (determined by adding up all needed improvements and divide by number of homeowners) to all homeowners. Use the money to remove all trees in one sweep. Could possibly add Gazebo repair and sidewalk repair.
- We feel that a large portion of the community will refuse to pay.
- After discussion, the overall consensus is not to enact a special assessment. The HOA will continue with the tree removal plan currently in place. However, the idea will be presented at the Annual Meeting to gauge interest.

- Sidewalk/ Tree Removal

- Kim has been in contact with Lukens Tree Preservation LLC. They conducted a walk through the neighborhood and Kim indicated 12 trees that are next up for removal as well as two areas where large roots still need to be removed.

- Lukens Tree Preservation LLC provided an estimate for the work. It is attached to these minutes.
- The board voted to accept this estimate and move forward with the work this spring.
- Fran indicated that the necessary funds will be available by mid February.
- It was discussed whether the city needed to be contacted again for tree removal approval. Sarah will contact her contact at the city to let them know our plan.
- The one tree planting that was planned for this past fall has been put on hold due to lack of viable trees. The replanting is now scheduled for this spring.
- **Action Item: Sarah, contact the city to ask about tree removal approval.**

-Annual Meeting

- The meeting will be held on February 3 at 6:30 at Kim's house. McKinney Elementary only had the stage available, which from past experience is too noisy for the meeting.
- Kim roughly outlined what would be discussed at the Annual Meeting, asking for input from the other members. She will put together an agenda.
- Fran volunteered to make a poster and post on the mailboxes in the neighborhood, she will also send notice by email to those she has addresses for. Becky will also put a notice on the website.
- **Action Item: Kim draft an agenda. Fran create poster and post on mailboxes. Becky put meeting notice on website.**

-Open Board Positions

- The Member at Large Position is now vacant. Volunteers will be asked for at the meeting.
- Fran will be stepping down as Treasurer this coming year. She is hopeful that Mike Haynes will take up her position.

Respectively submitted,

Becky Conn, Secretary

Attached:

John Erwin Gazebo Estimate
Annual Fall Newsletter
Attorney Meeting Minutes
Lukens Tree Preservation LLC Tree Removal Estimate