



Homeowners Association Meeting – February 10, 2015

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.

Fran distributed the Treasurer report and answered questions from the homeowners.

The gazebo on 22nd Street and the sidewalks throughout the development were the main topics of the meeting. The gazebo is in need of cleaning, repair and lighting. Only 15 out of 78 homeowners responded to the vote asking whether or not they were for or against the removal of the gazebo. Of the fifteen homeowners who sent in their votes (this does not include board member's), the result was 11 votes to remove and 4 votes to keep. Fran listed the gazebo on Craig's List to see if there was any interest in someone purchasing the structure. There were a few interested inquiries but they were not willing to dismantle and remove it. We do have one interested party that will dismantle and move it with no cost to the Association. It was suggested at the meeting that we have a neighborhood work party. There are limbs in the retention pond that need to be taken out or cut down. The cement fence along Hoffman and the gazebo (if it is to remain) is in need of cleaning. It has been noticed that several cement posts holding up the fence have shifted and need to be corrected.

The sidewalks in many areas of the development are raised and many of the homeowners feel they are not safe. Fran explained that the City of Olympia does not take responsibility for the sidewalks, even though the trees they required be planted is the cause of the raised sidewalks. The City was out last year when we were obtaining their permission to take a few trees down in the development. The City approved the removal of several trees that were diseased but not trees that were clearly causing the raised sidewalks. Attached to the minutes are the City's guidelines for repairing the sidewalks and replacing a tree that is causing the damage. Each homeowner is responsible for the sidewalks that are attached to their property. Fran obtained a bid from Slabjack to repair the sidewalks, at a cost of \$16,000.00 plus tax. To have a contractor make the repairs, the annual dues would need to be increased. The following information is provided, if you would like to contact the City regarding our trees and sidewalks.

Michelle Sadlier, RNA Liaison, Community Planning and Development City of Olympia
PO Box 1967, Olympia, WA 98507
Phone Number: 360-753-8301
Email: msadlier@ci.olympia.wa.us

Chuck emphasized the need to keep porch and yard lights turned on at night. There have been reports of vehicle break-ins and damage in Greenfield, Kempton Downs and Martha's Vineyard. Contact the Olympia Police Department if you see anything suspicious.

A reminder to homeowners who are considering painting their homes this year, our By-Laws state that the colors you are considering need to be approved.

Our Board will send out warning letters to homeowners who are out of compliance of our CC&R's. Our community covenants serve to protect our property values and help to keep Greenfield clean and orderly.

It was suggested we find a new meeting place. McKenny Elementary has gotten busy and the noise at this meeting made it hard to hear.

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

There were no other questions or concerns; the meeting adjourned at 7:35 p.m.