

Greenfield HOA Annual Meeting

Meeting Minutes

February 03, 2020

Officers Present: Kim Abbey, President
Sarah Willoughby, V. President
Becky Conn, Secretary
Fran Frazier, Treasurer

Homeowners
Present:

Michael Haynes
Suresh Bhagavan
Lydell Spry
Frank Chestnut
Mark Borgaard
Kacie Peters
Deandrea Mack
Carrie Andrew
Ingrid Ailes

-Board Member introductions were made

-Last year's Annual Meeting Minutes were reviewed

-Drew Mazzeo is the HOA's new attorney

-Tree Removal/Replacement

- 12 trees are scheduled to be removed late February.
 - Lukens Tree Preservation LLC will be performing the work.
 - The board was not satisfied with the work performed by the previous tree service. The root removal was poorly done and a large hole was left at each removal site. We hope to avoid these problems with the new company.
- The HOA board considered using a special assessment to raise the funds to complete the work in one large bunch. The board asked the assembled homeowners for their opinions.
 - The general consensus was no, they did not see the advantages of a special assessment.
 - Some houses do not need any work done, they did not feel it would significantly improve property values, they feel the current removal pace is fine.
- Homeowner asked: Is it still the expectation that the homeowner will replace the sidewalk once their trees are removed?

- This is still the HOA's expectation.
- New trees will be planted after sidewalk repairs have been made.
- Homeowner asked: Will the HOA remove trees that are not causing damage?
 - At this time, we are only removing trees that cause damage.

-Concrete Fence along Hoffman was cleaned this past summer

- The board attempted a work party to power wash the fence this past summer. It was more work than was anticipated. In the future the work will probably just be contracted out.
- Sunrise Landscaping was mentioned as a potential company who could do the work.

-Flood lamps on the Greenfield Signs are not working

- These lights are very old and possibly need to be replaced. The housing is very hard to open, it's possible the light bulbs just need to be replaced.
- Lydell mentioned he knows two different electricians that could possibly take a look at them and get an estimate of what it would take to replace them.

-Vacant Board Position - Member-at-Large

- Suresh Bhagavan volunteered to take on the position.
- Lydell Spry expressed interest in joining the board as well. The board encouraged him to attend some meetings to try it out.

-Gazebo

- The consensus seems to be that the gazebo should be removed and something done with the space. A reminder that the gazebo currently sits on a concrete pad, which will stay in place.
- Homeowner, Suresh Bhagavan, volunteered to research and put together a plan for the gazebo/space.
- Several ideas for the gazebo/space were suggested by different homeowners
 - Do nothing.
 - A Flagpole with a light.
 - A community garden with raised beds.
 - Use river rocks and perhaps consider a concrete bench. Concerns about homeless using the bench were raised.

-Greenfield HOA Revenues & Expenditures

- Fran provided a copy of the Treasurer's Report.
- Homeowner asked: Why do we use such an expensive lawn care service?
 - Fran explained the historically hard time the HOA has had with different lawn care services. Our current service does good work and is also very reliable.

-Greenfield HOA Website

- Please let Becky know if there is any additional information you would like to see on the website.

-Getting more input from the homeowners

- Send out an e-mail before each board meeting asking for input/ideas/questions from the homeowners.

-Board Nomination

- The existing board plus Suresh Bhagavan as Member-at-Large was nominated for the 2020 year. The motion was seconded.

Respectively submitted,

Becky Conn, Secretary