

Greenfield HOA Board Meeting

Meeting Minutes

October 25, 2021

Present: Kim Abbey, President
Suresh Bhagavan, Vice-President
Becky Conn, Secretary
Mike Haynes, Treasurer
Sarah Willoughby, Member at Large

-Treasurer Report

- One house has not paid dues this year
 - Mike will contact attorney about putting a lien on the delinquent property. Will ask if we can currently do this given the different restrictions in place due to Covid-19.
- Water usage bill is drastically higher than last year, it is very evident that we have a water leak. Please see notes on 'Irrigation' below.
- Current checking balance: \$9,698.94

-Swamp Willows

- Homeowner, Matt Stevens, requested that the board reconsider having the swamp willows in the retention pond area removed.
- Kim has also received e-mails from other concerned homeowners regarding the overgrowth in the retention pond area.
- Mike noted that there is also a grouping of 6-7 trees in the retention pond area that need to be removed, 3 of which have recently fallen.
- Based on the safety and liability issues these trees are currently creating, the board has decided to have these removed in the next round of tree removals.
- **Action Items: Kim to contact Lukens to get an updated quote on tree removal**

-Irrigation

- Water usage bills indicate a leak in the irrigation system.
- Mike suggested that we discontinue using the irrigation system.
 - The irrigation system is now 20+ years old. It will be difficult to find leaks, sections of the system go under the roadway making leak investigation especially difficult.

- Mike spoke with Barefoot lawns about what effect discontinuing the irrigation will have. They said they would allow the grass to grow a bit longer to allow to extra moisture retention. Otherwise it should maintain itself fairly well.
- The water bill is getting out of control, our choices are to discontinue using the irrigation system or replace it.
- The board voted to discontinue using the irrigation system.
- The board will solicit feedback on this decision at the annual meeting.

-Tree Planting

- A tree priority list still needs to be compiled. Becky started on an excel for this but never completed the task. Kim would like to work on completing this.
- Still interested in using the Olympia Neighborhood Matching Grant to purchase trees this next year.
- Kim will contact the city to determine what two variety of trees we will plant.
- **Action Items: Becky send a copy of the tree planting excel to Kim. Kim contact city about tree varieties.**

-Sending out Warning Letters

- There are a couple houses that are in need of yard maintenance. Becky will draft up letters to send out
- **Action Item: Becky prepare letters to send out.**

-Board Positions

- Kim is ready to step-down from her role as president. She will reach out to some other neighbors to see if she can find anyone interested in taking on the position.
- Becky is also interested in stepping down.

-Dues Increase

- Suresh would like to pursue attempting a dues increase. Possibly \$25/year for the next 4 years.

-Winter Newsletter

- Suresh will draft up the newsletter. Last year the newsletter was included in the mailing with the dues bill. This seemed to work well and we will do so again this year.
- Some items to include in the newsletter:
 - Annual meeting scheduled for February 7, 0222 at 6pm

- Storm drain maintenance
- Solicit new board members
- Dues Increase
- Have a draft of the newsletter by Dec. 1
- **Action Item: Suresh work on draft newsletter.**

Respectively submitted,

Becky Conn, Secretary