

**Greenfield Acres
Board of Directors Meeting
September 14, 2015**

Board Members Present: John McLemore, T. Woodruff, Greg Ostapuk, Fred Herchet, Deanna Fero

Board Member Absent: None

Tri City Representative: Bryan Palmaioli, Community Manager

Location: 2696 E Via Del Arboles

Call to Order: Meeting called to order at 6:03 p.m. by T. Woodruff

HOMEOWNERS FORUM:

Five homeowners were present and discussed landscaping along Riggs, a tree to be removed on 163rd Street and the tree trimming. The owner of lot 3027 presented preliminary plans for review of a proposed residence.

MINUTES:

The June 2015 meeting minutes were presented; one correction were suggested and a motion was made by J. McLemore to approve the minutes as amended, seconded by F. Herchet and was approved unanimously.

FINANCIAL:

J. McLemore presented a financial summary to the homeowners and reported the operating and reserve spending for the previous year as well as the current financials. He indicated he was off \$.50 on his reconciliation and would further research the matter. A motion was made by J. McLemore to accept the treasures report, seconded by F. Herchet and the motion carried unanimously.

OLD BUSINESS:

Diane Netzel, Chairperson of the Entertainment Committee, was not present; however, the President indicated she is working on activities for the fall.

Bryan Palmaioli reported that the landscape contract was renewed for three years without an increase.

The bulk trash enforcement was discussed and it was reported that the fines have dropped off dramatically as most homeowners are not putting the items out in advance.

There are no new developments to report regarding the STID.

The community wall painting and the monument at the Riggs entrance was discussed, B. Palmaioli presented bids for the painting of the common area walls along 161st, 162 Pl and 163 Pl and the Riggs monument from three vendors for review. The Board asked that we research and Royce Wall bid from July 2014 and re-circulate it to the Board prior to voting on the matter. A vote will be taken electronically at that time.

The letter received by lot 3072 from Carpenter Hazlewood regarding lot flooding form Toll Brothers was discussed, it was determined there is no Board action necessary at this time.

B. Palmaioli reported the common area tree trimming is almost complete and will contact Desert Classic for their schedule.

NEW BUSINESS:

The 2016 budget was submitted for review, a motion to accept as presented was made by J. McLemore, seconded by D. Fero and the motion carried unanimously.

The monuments art the Riggs entrance were discussed, it is already included in the painting contract and we have the successful bidder make the necessary stone repairs at that time.

The ACC submission from 2744 E Country Shadows for painting was discussed, a motion to approve the application was made by D. Woodruff, seconded by J. McLemore and the motion carried unanimously.

The ACC submission from 2612 E Ridgewood for an RV garage was discussed, a motion to deny the application due to access to the property was through the common area was made by D. Fero, seconded by J. McLemore and the motion carried unanimously.

The painting of the interior wall at lot 1005 was discussed, due to the damage being caused by water infiltration from the monument on Chandler Heights Blvd; the work will be added to the painting package.

The parking of oversized and commercial vehicles was discussed; the Board asks that the enforcement of this regulation be rigorously enforced.

ACC Ratification/Approval: The following ACC requests were reviewed:

1. 6660 S 161st Place for an addition.
2. 2785 E. Country Shadows Ct for landscaping.
3. 2744 E. Country Shadows for Painting

A motion was made to approve these requests by D. Woodruff, seconded by J. McLemore and the motion carried unanimously.

The owner of 2696 E Via De Arboles indicated he would be installing a handicap ramp on the one step entry at the front of the residence. The Board determined an ACC request was not required.

NEXT REGULAR MEETING:

The next regular meeting will be held on Monday, December 14, 2015 at a location to be determined; there will be no regular meeting in October and November.

Motion to adjourn the meeting was made at 7:40 pm by G. Ostapuk and seconded by D. Fero and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM
Community Manager and Recording Secretary