

**Greenfield Acres
Board of Directors Meeting
September 8, 2014**

Board Members Present: Greg Ostapuk, John McLemore, Deanna Fero, Debra DuPlessis, T. Woodruff

Board Member Absent: None

Tri City Representative: Bryan Palmaioli, Community Manager

Location: 10450 E. Riggs Road, Suite 101, Chandler Az.

Call to Order: Meeting called to order at 6:00 p.m. by T. Woodruff

HOMEONERS FORUM:

The irrigation tie in to lot 3064 was discussed; the homeowner distributed information form the STID attorney which the Board will review.

Homeowner discussed today's flooding of run-off water from the Town of Gilbert Roadways and retention waterways. The homeowners were instructed to file a claim with their own homeowners insurance as well as with the Town of Gilbert regarding their individual damages and to document all damage with photos.

TCPM will set up a meeting between the Town of Gilbert and notify effected residents of the meeting in order for them to attend.

MINUTES:

The August 2014 meeting minutes were presented; J. McLemore made a motion to approve the minutes as read, seconded by D.Fero and was approved unanimously.

FINANCIAL:

The Treasurer presented a summary of the August financial reports, a motion was made to accept the financials was made by J. McLemore, seconded by D. Fero and the motion carried unanimously.

OLD BUSINESS:

The bid from Desert Classic for the solar panel to replace the meter at 24163 161 Place in the amount of \$1,236.86 was discussed. B. Palmaioli was directed to secure the warranty information for the irrigation controller and the solar panel as well as explore any incentive for solar conversion and report back for the next meeting. The topic was tabled until the next meeting.

The quote from Arizona Masonry from the previous meeting was executed in the amount of \$3,762.00; the Contractor has been issued a work order to begin the project. We are still awaiting price for the additional capping which will be reviewed and voted on upon receipt.

G. Ostapuk presented a final draft of the welcome package for review by the Board. He asked for a final review by the Board prior to circulating the document.

The ACC checklist review was tabled until the October meeting.

B. Palmaioli reported that a work order was written for Desert Classic to install six Chinese elm trees to replace the missing trees along 163rd Street in the amount of \$270.00. The planting will be completed at the end of September.

NEW BUSINESS:

Diane Netzel, Chairperson of the Entertainment Committee, circulated a spreadsheet outlining possible event for the next six months and plans to go door to door for additional community input. A letter from the committee to the homeowners was given to the Board for review. A motion was made by D. Woodruff to have TCPM Imail the letter to the homeowners, seconded by J. McLemore and the motion carried unanimously.

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

A request from 2553 E. Ridgewood for the Construction of an RV Garage was reviewed with the homeowner present. The project was discussed and it was determined the project is already underway. A motion was made by J. McLemore to approve the request as submitted with 20' side and rear setbacks, seconded by D. Woodruff and the motion carried 3 in favor and 2 against.

The submission of ACC forms to the Board for approval after the project has been started was discussed. It was the unanimous decision of the Board that any future ACC requests of which construction or excavation has been started upon in any way prior to the written approval granted by the HOA will be denied without review. Further, the homeowner will be notified of this violation of the CCR and fines will be imposed until the new work is returned to its original condition.

NEXT REGULAR MEETING:

The next regular meeting will be held on Thursday, October 16, 2014 at 10450 E. Riggs Road, Suite 101, Chandler Az.

Motion to adjourn the meeting was made at 7:30 pm by J. McLemore and seconded by D. DuPlessis and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM
Community Manager and Recording Secretary