

**Greenfield Acres
Board of Directors Meeting
November 14, 2016**

Board Members Present: John McLemore, T. Woodruff, John Russo, Yagnesh Patel

Board Member Absent: None

Tri City Representative: Bryan Palmaioli, Community Manager

Location: Residence of T. Woodruff

Call to Order: Meeting called to order at 6:02 p.m. by T. Woodruff

HOMEOWNERS FORUM:

Discussions were held about plantings to the Chandler Heights entrance and renovating the Riggs entrance at a future date.

The tree canopies on the corner lots were discussed, some of the residents that are on horse back have raised a safety concern that the canopy of the privately owned trees are low and the horses need to walk into traffic to avoid the branches. The Board will evaluate the trees in the common area and are asking the cooperation of homeowners to trim their trees accordingly to raise the canopy accordingly to eliminate this possible safety issue for other residents.

MINUTES:

The August 2016 meeting minutes were presented; a motion was made by Y. Patel to approve the minutes, seconded by J. McLemore and was approved unanimously.

FINANCIAL:

J. McLemore presented a financial summary to the homeowners. A motion was made by J. McLemore to accept the treasurers report, seconded by T. Woodruff and the motion carried unanimously.

OLD BUSINESS:

B. Palmaioli reported that Desert Classic removed the dead trees as approved at the last meeting.

B. Palmaioli indicated that the Irrigation Leak Drip line leak on the west side of 162nd Street has been repaired.

The painting of the outside wall along Chandler Heights was discussed, since the walls are on the homeowners property, the owner will be notified of the needed restoration work.

NEW BUSINESS:

B. Palmaioli reported that the request for nominations was sent to the homeowners with a deadline of December 15, 2016. To date there has been two responses.

The location for the annual meeting was discussed, it was decided the meeting will be held on January 30, 2017 at 5:30pm at a location to be determined.

The CPA Choice packet was reviewed, a motion was made by J. McLemore to retain Recker CPA for a compilation audit in the amount of \$300.00, seconded by J. Russo and the motion carried unanimously.

The 2016 Law Update which went into effect August 6, 2016 was discussed and the new changes outlined by B. Palmaioli.

A motion was made to ratify the 2017 budget by Y. Patel seconded by J. McLemore and the motion carried unanimously.

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

1. ACC request from 2605 E Via De Palmas for an addition
2. ACC request from 2671 E Vallejo Ct for the construction of a residence

The ACC request from 2605 E Via De Palmas was discussed; a motion was made to approve the submission by J. McLemore, seconded by Y. Patel and the motion carried unanimously.

The ACC request form 2671 E Vallejo Ct was discussed, a motion was made to approve the submission by J. McLemore, seconded by J. Russo and the motion carried unanimously.

NEXT REGULAR MEETING:

The next meeting will be the annual meeting on January 30, 2017 at a location to be determined.

Motion to adjourn the meeting was made at 7:02 pm by J. McLemore and seconded by J. Russo and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM
Community Manager and Recording Secretary