

**Greenfield Acres
Board of Directors Meeting
July 24, 2017**

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

Board Member Absent: John Russo

Tri City Representative: Bryan Palmaioli, Community Manager

Location: Residence of D. Woodruff

Call to Order: Meeting called to order at 6:00 p.m. by Y. Patel

HOMEOWNERS FORUM:

The owner of lot 1001 was present to discuss the wash out along Chandler Heights Blvd.

MINUTES:

The April 2017 meeting minutes were presented; a motion was made by J. McLemore to approve the minutes, seconded by D. Woodruff and was approved unanimously.

FINANCIAL:

The Treasurer presented his report indicating the expenses are normal per the budget. A motion was made to accept the most recent financials as read by J. McLemore, seconded by D., Woodruff and the motion carried unanimously.

OLD BUSINESS:

The Riggs Entrance lighting was discussed and a quote to replace the lights with LED was presented from Desert Classic in the amount of \$558.00. A motion was made to accept the proposal by J. McLemore, seconded by D., Woodruff and the motion carried unanimously.

The filling in of the hole behind unit 1001 was discussed; the owner indicated there is a wall that may be adding to the water issue in that area. The Board will research the approval for the wall and secure a quote to fill in the hole. The matter will be future discussed after a site visit is performed.

NEW BUSINESS:

B. Palmaioli indicated the Bulletin Board was repaired by JZ Handyman.

The missing monument letters were discussed, a quote was presented form Sing-a-rama for the replacement of the letters in the amount of \$1,003.73. B. Palmaioli indicated he recovered the "D" leaving two letters to be purchased at a cost of \$737.73. A motion was made by J. McLemore to approve the cost and to investigate vandal proof signage, seconded by D. Woodruff and the motion carried unanimously.

B. Palmaioli indicated the correspondence from the Board was sent with the assessment letter to save the community costs.

The location for the next meeting was discussed, it was decided the meeting will be held on October 30, 2017 at 6:00pm at a location to be determined.

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

1. ACC request from 2631 E. Vallejo Ct for exterior painting was forwarded to the Board for review. (Ratify)
2. ACC request from 2725 E Country Shadow for the construction of a gazebo. (Ratify)
3. ACC request from 2632 E Villa Park Ct for the construction of a shed. (Ratify)

A motion was made by J. McLemore to ratify the above, seconded by D. Woodruff and the motion carried unanimously.

Motion to adjourn the meeting was made at 6:35pm by J. McLemore and seconded by D. Woodruff and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM
Community Manager and Recording Secretary

DRAFT