

**Greenfield Acres
Board of Directors Meeting
October 30, 2017**

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

Board Member Absent: None

Tri City Representative: Bryan Palmaioli, Community Manager

Location: Residence of D. Woodruff

Call to Order: Meeting called to order at 6:10 p.m. by Y. Patel

VACANT BOARD SEAT:

A motion was made by D. Woodruff to appoint Heather Rodriguez to fill the unexpired term of the seat vacated by J. Russo, seconded by J. McLemore and the motion carried unanimously. She will serve as Secretary and D. Woodruff will hold the office of Vice President.

HOMEOWNERS FORUM:

None Present

MINUTES:

The July 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:

B. Palmaioli reported the Riggs Entrance lighting was completed.

The filling in of the hole behind unit 1001 was completed by Desert Classic. They indicated some settlement has taken place and will dress the top again accordingly.

The quotes for the monument signage from Smithcraft and Sierra Signs were reviewed. B. Palmaioli was asked to secure renderings of the proposed signage from Sierra Signs.

NEW BUSINESS:

A motion was made by D. Woodruff to ratify the 2018 budget approval, seconded by J. McLemore and the motion carried unanimously

The CPA Choice packet was reviewed, a motion was made by J. McLemore to retain Larry Recker CPA for a compilation, seconded by D. Woodruff and the motion carried unanimously.

The Deadline for the request for nominations is December 1, 2017.

The annual meeting date and location were discussed; D. Woodruff will research venues for the meeting.

The job Johnny on lot 2024 was discussed, further action will be discussed.

A motion was made by J. McLemore to have the Board act as the nominating committee, seconded by H. Rodriguez and the motion carried unanimously.

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

1. ACC request for the construction of a home at lot 3043. (Ratify)
2. ACC request from 2741 Vallejo Ct. for the installation of gutters (Ratify)

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

ACC Request from 2584 E Via De Palmas for an addition-The review was tabled pending the determination of the setbacks

ACC request from 2727E Via Del Arboles for exterior painting- A motion was made by J. McLemore to approve the above request, seconded by D. Woodruff and the motion carried unanimously.

ACC request from 2704 Via De Palmas for the construction of a garage- A motion was made by J. McLemore to approve the above request, seconded by D. Woodruff and the motion carried unanimously.

Motion to adjourn the meeting was made at 6:53pm by J. McLemore and seconded by D. Woodruff and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM
Community Manager and Recording Secretary