

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

**Board Members Present:** John McLemore, T. Woodruff, Deanna Fero  
Board Member Absent: None  
Tri City Representative: Bryan Palmaioli, Community Manager  
Location: 760 S. Stapley Drive, Mesa Az.

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

**HOMEOWNERS FORUM:**

Eight homeowners and representatives were present.

**MINUTES:**

The September 2015 meeting minutes were presented; a motion was made by J. McLemore to approve the minutes, seconded by D.Fero 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 D. Fero and the motion carried unanimously.

**OLD BUSINESS:**

Diane Netzel, Chairperson of the Entertainment Committee, was not present; the discussion was tabled.

The ACC request from 2612 E. Ridgewood was discussed, a motion was made to accept the plan as presented with the condition that the tree to be removed is appraised and the owner replace with one or more trees in the common areas depending upon the appraisal was made by J. McLemore, seconded by D. Fero and the motion carried unanimously.

There are no new developments to report regarding the STID.

The ACC request from 2671 Vallejo Ct to review the variance for the roof line was discussed, a motion was made to accept the plan as presented was made by J. McLemore, seconded by D. Fero and the motion carried unanimously.

The community wall painting and the monument at the Riggs entrance and tabled until a later date.

**NEW BUSINESS:**

The discussion of the Stuart Foster ACC request was tabled as no representatives were present.

The TCPM Contract Amendment was reviewed; a motion was made by D. Fero to accept the amendment, seconded by D. Woodruff and the motion carried unanimously.

The Timer Replacement quote form Desert Classic in the amount of \$558.34 was discussed, a motion was made by D. Fero to accept the quote, seconded by D. Woodruff and the motion carried unanimously.

B. Palmaioli indicated the Request for Nominations have been mailed to the homeowners. With no responses to the request the President made a motion to postpone the annual meeting until May 9, 2016 in order to generate candidates, seconded by J. McLemore and the motion carried unanimously.

The CPA Choice packet was reviewed, a motion was made to engage Recker CPA for a compilation report in the amount of appx \$300.00 was made by J. McLemore seconded by D. Fero and the motion carried unanimously.

The construction on lot 300B was discussed, the owner of lot 300A indicated that the wall adjoining the property was solely owned by her and will forward documentation for her file. She also indicated that siding is currently being installed. This matter will be addressed in the executive session.

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

1. Lot 3064-Basketball court lighting

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

**NEXT REGULAR MEETING:**

The next regular meeting time and location will be determined as needed.

Motion to adjourn the meeting was made at 7:20 pm by J. McLemore and seconded by D. Fero and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM  
Community Manager and Recording Secretary