

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

**Board Members Present:** John McLemore, Deanna Fero, T. Woodruff

**Board Member Absent:** Debra DuPlessis, Greg Ostapuk

**Tri City Representative:** Bryan Palmaioli, Community Manager

**Location:** 2696 E Via Del Arboles Gilbert Az.

---

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

**HOMEONERS FORUM:**

Scott Marovich discussed the September 8, 2014 flooding.

**MINUTES:**

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

**FINANCIAL:**

The Treasurer presented a summary of the November 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:**

Diane Netzel, Chairperson of the Entertainment Committee, reported that the hayride and caroling will be held on December 22, 2014. The financial balance for the committee was included in the December Management Report.

A draft of the tie-in letter to San Tan Irrigation District was reviewed; a motion was made by D. Fero to send the draft as written via certified mail, seconded by J. McLemore and the motion carried unanimously.

The revised ACC form was reviewed, a motion was made by D. Fero accept the draft, seconded by T. Woodruff and the motion carried unanimously.

**NEW BUSINESS:**

2015 Capital Improvement projects were discussed by the President and will be addressed at a future meeting.

A nominating committee was formed with the President appointing Greg Ostapuk as Chairman.

A request from Wayne Overfield, TCPM Accounting Department to transfer excess funds at year end was discussed; the final amount will be determined by Mr. Overfield and sent to the Board for approval.

The date and time for the 2015 annual meeting was discussed, it will be on Monday, February 9, 2015 at

10450 Riggs Road, Suite 101, Chandler AZ., further information will follow.

The request for nominations letter was presented for review, a motion was made by D. Fero to send the draft as written, seconded by J. McLemore and the motion carried unanimously.

The bulk trash pickup was discussed, B. Palmaioli indicated that they can fast track this violation to a fine level provided, the Board votes on this motion, approves a date for trash to be placed at the curb and decided on a dollar amount of the fine. Once approved, the entire membership needs to be informed. After discussion, a motion by T. Woodruff to begin fining homeowners an amount of \$25.00 for the first occurrence and doubling each subsequent occurrence for bulk trash being placed at the curb more than 2 days prior to the scheduled pickup dictated by the Town of Gilbert effective January 1, 2015, seconded by J. McLemore and the motion carried unanimously.

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

NONE

**NEXT REGULAR MEETING:**

The next regular meeting will be held on Monday, January 12, 2015 at 10450 E Riggs Road, Suite 101, Chandler 85248.

Motion to adjourn the meeting was made at 6:47 pm by J. McLemore and seconded by D. Fero and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM  
Community Manager and Recording Secretary