

**Greenfield Acres  
Board of Directors Meeting  
January 12, 2015**

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

**Board Member Absent:** Debra DuPlessis

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

**Location:** 10450 E. Riggs Rd., Chandler Az.

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**Call to Order:** Meeting called to order at 6:05 p.m. by T. Woodruff

**HOMEOWNERS FORUM:**

None Present

**MINUTES:**

The December 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 Treasurers report was December was tabled until the 2014 year summary report was issued. B. Palmaioli presented a recommendation to transfer \$1,939.58 from the operating fund to the reserve account. This motion was tabled until the reports are completed.

**OLD BUSINESS:**

Bryan Palmaioli reported that there are no candidates for the upcoming annual meeting, a discussion followed and a motion was made by G. Ostapuk to solicit candidates until January 26, 2015 and postpone the annual meeting until March 9, 2015, seconded by J. McLemore and the motion carried unanimously. D. Netzel volunteered to post the notice in the community bulletin board.

Diane Netzel, Chairperson of the Entertainment Committee, reported that there was 80% participation in the holiday decorations contest. The committee collected \$60.00 during 2014 and has a current balance of \$3.63. The Board committee Diane and the committee for the great job they are doing.

Bryan Palmaioli reported the bulk trash letter was sent to the homeowners and id being enforced during the bi-weekly inspections. J. McLemore read an email from K. McFadden regarding this issue and the Board President will draft a response for Tri-City Property Management to forward.

**NEW BUSINESS:**

2015 Capital Improvement projects were discussed by the President and will be addressed at a future meeting. They include the painting of the community walls, repairs to selected walls and tree trimming.

It was announced that Debra DuPlessis is resigning her Board position immediately. A vacancy will exist and will be filled by appointment at a future date.

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

2747 E. Via De Arboles for exterior painting

A motion was made by J. McLemore to approve the request, seconded by G. Ostapuk and the motion passed unanimously.

**NEXT REGULAR MEETING:**

The next regular meeting will be the annual meeting held on Monday, March 9, 2015 at 10450 E Riggs Road, Suite 101, Chandler 85248, there will be no regular meeting in February.

Motion to adjourn the meeting was made at 6:50 pm by J. McLemore and seconded by D. Fero and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM  
Community Manager and Recording Secretary