

# DRAFT\*\*UNAPPROVED\*\*DRAFT

## Greenfield Acres Board of Directors Meeting March 9, 2015

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

**Board Member Absent:** Deanna Fero

**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 6:15 p.m. by T. Woodruff

### **ANNUAL MEETING:**

Quorum was not met to hold the annual meeting this date, the Board decided to not attempt to reschedule the meeting due to the costs involved. A motion was made by T. Woodruff that the three incumbent candidates Greg Ostapuk, Terrence Woodruff and Deanna Fero, would extend their term one additional year and the officers will remain the same. The 2016 election will be for three-one year terms and two-two year terms.

A motion to appoint Fred Herchet to fill the open seat was made by T. Woodruff, seconded by G. Ostupak and the motion carried unanimously. He will serve the remainder of the term as a Secretary.

### **PRESIDENTS MESSAGE:**

The president thanked everyone for attending the meeting and recapped the highlights of the previous year including the renovations to the Chandler Heights monument, the September flooding, the refreshing of the granite, the bulk trash issues and actions and the formation of the entertainment committee.

### **MINUTES:**

The January 2015 meeting minutes were presented; a motion was made by G. Ostupak to approve the minutes as amended, seconded by J. McLemore and was approved unanimously.

### **FINANCIAL:**

J. McLemore presented a financial summary to the homeowners and reported the operating and reserve spending for the previous year as well as the current financials. A motion was made by D. Woodruff to accept the treasures report, seconded by G. Ostupak and the motion carried unanimously.

### **HOMEOWNERS FORUM:**

The owner of lot 1001 addressed the Board regarding the previous flooding and the culvert maintained by the Town of Gilbert. The President he indicated he would draft a letter to the Town expressing their concern with the on going culvert maintenance and related damage on behalf of the Greenfield Acres HOA.

D. Anderson questioned the bulk trash fining process and procedures.

**OLD BUSINESS:**

Diane Netzel, Chairperson of the Entertainment Committee, recapped the events since the fall of 2014 and outlined the upcoming events.

**NEW BUSINESS:**

Bryan Palmaioli presented the Desert Classic landscape contract for review, the contract contains a three year no increase clause, a motion to approve the contract was made by J. McLemore, seconded by G. Ostupak and the motion carried unanimously.

2015 Capital Improvement projects will be discussed at a future meeting.

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

2744 E. Country Shadow Ct. to raise the height of their walls

2696 Via De Arboles for the installation of a security door

A motion was made by J. McLemore to approve the request, seconded by G. Ostapuk and the motion passed with 3 for and 1 abstaining.

**NEXT REGULAR MEETING:**

The next regular meeting will be held on Monday, June 8, 2015 at 10450 E Riggs Road, Suite 101, Chandler 85248, there will be no regular meeting in April and May.

Motion to adjourn the meeting was made at 7:15 pm by J. McLemore and seconded by D. Fero and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM  
Community Manager and Recording Secretary