

**Greenfield Acres  
Board of Directors Meeting  
May 16, 2016**

**Board Members Present:** John McLemore, T. Woodruff, Deanna Fero  
Board Member Absent: None  
Tri City Representative: Bryan Palmaioli, Community Manager  
Location: 2696 E Via Del Arboles

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

**HOMEOWNERS FORUM:**  
No homeowners were present.

**MINUTES:**

The December 2015 meeting minutes were presented; a motion was made by J. McLemore to approve the minutes, seconded by T. Woodruff 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 painting bids for the wall along 162<sup>nd</sup> St and the repairs to the wall at lot 1005 were discussed. A motion was made to accept the quote from Empireworks in the amount of \$4,397.00 by J. McLemore, seconded by T. Woodruff and the motion carried with two in favor and one abstaining.

**NEW BUSINESS:**

The request for nominations draft letter was reviewed, it was decided the deadline for respond would be June 24, 2016. A motion to accept the draft was made by T. Woodruff, seconded by D. Fero and the motion carried unanimously.

The appointment of the nominating committee was discussed, a motion was made by T. Woodruff to have the Board serve as the nominating committee, seconded by D. Fero and the motion carried unanimously.

The Annual Date and location were discussed, it was decided the meeting will be held on Monday, August 8, 2016 at 6:00pm at the office of Tri City Property Management Company.

An ACC request from 2780 E Vallejo Ct for a detached garage was reviewed; a motion was made by D. Woodruff to approve the request with the condition that we receive a copy of the Town of Gilbert building permit, seconded by J. McLemore and the motion carried unanimously.

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

1. ACC request for guest house and garage addition from 2787 E. Haymore Ct.
2. ACC request for an RV garage and casita from 2723 E. Villa Park Ct
3. ACC request from 2780 E Vallejo Ct for a detached garage

A motion was made to ratify the requests 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 6:35 pm by J. McLemore and seconded by D. Fero and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM  
Community Manager and Recording Secretary