

**Greenfield Acres
Board of Directors Meeting
August 11, 2014**

Board Members Present: Greg Ostapuk, John McLemore, Deanna Fero, Debra DuPlessis

Board Member Absent: T. Woodruff

Tri City Representative: Bryan Palmaioli, Community Manager

Location: 10450 E. Riggs Road, Suite 101, Chandler Az.

Call to Order: Meeting called to order at 6:00 p.m. by G. Ostapuk.

HOMEONERS FORUM:

The irrigation tie in to lot 3064 was discussed; the homeowner was informed the Board is awaiting information from San Tan Irrigation District in order to formulate a decision.

MINUTES:

The July 14, 2014 meeting minutes were presented; J. McLemore made a motion to approve the minutes as read, seconded by D.Fero and was approved unanimously.

FINANCIAL:

The Treasurer presented a summary of the July financial reports, he questioned the extra postage costs and B. Palmaioli indicated it was due to tenant registration information mailing, a motion was made to accept the financials was made by J. McLemore, seconded by D. Fero and the motion carried unanimously.

OLD BUSINESS:

The bid from AME Electric for the solar panel to replace the meter at 24163 161 Place in the amount of \$4,500.00 was discussed. B. Palmaioli was directed to secure quotes for a solar controller and report back at the next meeting,

Brian Fero presented a detailed quote from Royce Masonry for the entry wall repairs and painting and was discussed. An alternative to water proofing the planters is to install ground planters.

Lee Viliborghi presented two quotes for the installation of ground planters in front of the two monuments on Chandler Heights Blvd from Arizona Masonry in the amount of \$3,762.00 and from Desert View Contracting in the amount of \$6,770.0. After discussion Mr. Viliborghi indicated he would ask Arizona Masonry to price the addition of diamond face wire, footer and top caps to their price. A motion was made by J. McLemore to approve the proposal from Arizona Masonry as presented with a not to exceed price of \$4,400.00 including the three additions, seconded by D. Fero and the motion carried unanimously.

G. Ostapuk presented a draft of the welcome package for review by the Board. He asked any additions or deletions be made and re-circulated prior to the next meeting.

The ACC checklist review was tabled until the September meeting.

B. Palmaioli presented a quote from Desert Classic to install six Chinese elm trees to replace the missing trees along 163rd Street in the amount of \$270.00. A motion was made by G. Ostapuk to accept the bid with the condition that the planting does not occur before September 30, 2014, seconded by D. DuPlessis And the motion carried unanimously.

NEW BUSINESS:

B Palmaioli reported the tenant registration information was mailed to the homeowners.

The construction of a wall by Toll Brothers was discussed by the Board and that they are negotiating with the individual effected homeowners.

D. Fero discussed the formation of an entertainment committee, Diane Netzel was appointed chairman and Shelly Smith was appointed co-chairman.

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

2570 E. Meadowview Dr-Landscaping- A motion was made by J. McLemore to approve the request on the condition that the 48” Chinese elm trees be planted within twelve feet of the front curb as per the CCR, seconded by D. Fero and the motion carried unanimously.

2629 E Vista Verde-Construction of Wall- A motion was made by J. McLemore to approve the request on the condition that the eight foot wall ties into the existing wall of lot 3024 in an astatically pleasing way, seconded by D. Fero and the motion carried unanimously.

2531 E. Meadowview Dr-Construction of a Wall and gate- A motion was made by G. Ostapuk to approve the request for the six foot wall and deny the request for the twelve foot gate, seconded by D. Fero and the motion carried unanimously. The Homeowner can re-submit the request for the gate at a future time with documentation of need from the City as verbally relayed by the homeowner.

NEXT REGULAR MEETING:

The next regular meeting will be held on Monday September 8, 2014 at 10450 E. Riggs Road, Suite 101, Chandler Az.

Motion to adjourn the meeting was made at 7:32 pm by J. McLemore and seconded by D. Fero and was approved unanimously.

Respectfully Submitted,

By: Bryan Palmaioli, CAAM
Community Manager and Recording Secretary