

Greenfield HOA Annual Meeting

Meeting Minutes

February 3, 2025

Officers Present: Kim Abbey, President
Suresh Bhagavan, V. President
Chris Conn, Secretary
Michael Haynes, Treasurer
Carrie Andrew, Member at Large

Homeowners
Present:

Shannon Freeman
Steph Freeman
Liane Bascou
Frank Chestnut

-Board Member introductions were made.

-Presidents Report (Kim)

- Nissing Way and Joshua Way tree plantings nearly completed in 2024.
- Most sidewalks also replaced on Nissing Way and Joshua Way.
- No known sidewalk replacements planned for 2025, at time of meeting.
- Request solicited for homeowner volunteers to maintain Greenfield entry sign solar lighting.
- City arborist required updated tree report in 2024.
 - Arborist believed that plantings had to happen at same rate as removals, so further removals were halted until sufficient replanting could take place.
 - Marie's Vinyard also faced same issue.
- Newsletter Updates in 2024
 - Reduced to two times per year (from quarterly).
 - One is digital only.
 - Saved HOA money by printing at public library instead of having a printer prepare.

-Tree Removal/Replacement Report (Carrie)

- Reviewed the tree removal and replanting schedule, see attached.
 - 26 new plantings in 2024
 - 2-4 hazardous trees to be removed (as permitted by city arborist) in 2025

- Approximately 20 new plantings in Fall 2025, depending on cost
- Watering bags approved by Board to ease burden of young tree irrigation. Bags to be delivered in Spring (approximate cost to HOA is \$10 per bag).
- One homeowner asked if there are fertilizing instructions for the new trees.
 - **ACTION:** Kim to ask Greg Lukens if any fertilizing instructions or advice.
- Landscaping in planter strips surrounding trees is the responsibility of the homeowner with limited restriction. Various approaches are already visible in the neighborhood.
 - For health of trees, recommendation is to keep root flare exposed with mulch depth of 3-4 inches at least 12 inches from base of tree.
- Six of the trees in the neighborhood are owned and thus the responsibility of a neighbor to the community (at cul-de-sac end of Greenfield).

-Greenfield HOA Revenues & Expenditures

- Michael provided a copy of the Treasurer's Report.
 - Currently there are no liens.
 - Projection of increased costs in 2025. Landscaping cost has increased, insurance expected to increase as well.
 - Reminder that first dues reminder letters are sent out on April 1st for those that haven't yet paid dues.
 - **ACTION:** Michael to add "as of 2/3/25" to document to clarify status date of report.

-Board Election

- Reminder that there currently is no Architectural Control Committee Chair. No one has been nominated.
 - The board will cover the responsibilities of the position until someone volunteers.
 - This is not a required board position.
- Michael is looking to step down from the Treasurer position. Kim is looking to step down from President position once tree project is completed.
 - Plan to send out an e-mail to homeowners to solicit volunteers.
- The following board members were nominated and seconded for the 2024 HOA Board:
 - Kim Abbey, President
 - Suresh Bhagavan, V. President
 - Chris Conn, Secretary

- Michael Haynes, Treasurer
- Carrie Andrews, Member at Large

- Other notes

- Discussion of RCW 64.90 (WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT)
 - Link to text: <https://app.leg.wa.gov/RCW/default.aspx?cite=64.90>
 - Potential to significantly increase HOA costs.
 - Implementation timeframe: 2028
 - Board taking no action at this time, but monitoring for potential amendments or effects for the community.
- Kim to spray paint gaps in the neighborhood sidewalks that remain unrepaired with red paint so they are easily identified by pedestrians.
 - Request from homeowner that a brighter fluorescent color be chosen. Members and other homeowners agreed for future repainting.
- Homeowner question regarding alternative bill pay options for HOA dues.
 - Currently only option is by check. Autopay via electronic funds transfer (EFT) is not setup for the HOA. Next treasurer may be interested in setting up alternative methods, however.
- Community alert on January 21, 2025 mailbox between Kempton and Craig was broken into and mail stolen. Reminder to contact HOA in addition to USPS if mail theft or damage to boxes is noted.

Respectfully submitted,

Chris Conn, Secretary