

May 22, 2021 Annual Meeting Minutes

Elks Club

Greenfield Creek HOA

The meeting was called to order at 7:00 PM by Greg Miller

Present: Greg Miller, Frank Jobbe, Scott Blazek, Jon Carr, Rod Gayda, Dave Buhner

Absent: None

Financials:

- There are currently forty unpaid 2021 dues (two months delinquent) and one outstanding unpaid from 2020. Letters will be sent in June to 2021 delinquents, where Covid may have contributed to delinquencies. Two letters (one regular, one escalated certified) have been sent to the 2020 delinquent, with legal action initiated if no response.
- Current bank balance is \$73,239.70.
- HOA dues remain at \$380 in 2021. An increase in dues for 2022 was discussed, but tabled for the new Board to decide.

Old Business:

- The city has accepted responsibility for remediation of the sand migration from under the stairs between Diamond and pond 3. However, the city has a new engineer, Matt Zurbriggen, who is asking for a third quote for urethane foam injection (mud-jacking) to raise concrete slabs and fill in voids. This would save significant cost versus ripping out and replacing the bottom five stairs. In the city's sidewalk budget, we'll also have a line item for mud-jacking any sinking and trip-hazard sidewalks within the neighborhood.
- Once a bid for foam injection is accepted, contact information will be provided on our GFC website for any homeowners who are interested in the possibility of raising concrete on their property at the same time. This would be at the expense of the homeowner. Please convey your interest via email through the "contact board" link on the website.
- The Geese continue to visit our ponds during migration and to nest. The board has tried to deter them as much as possible with swans and laser lights, and is now evaluating letting pond perimeter grasses grow taller in hopes that this discourages them. One homeowner noted that this had been very effective in past.
- Pond fountain update:
 - After significant effort and perseverance by Mike Kozik and Scott Blazek, pond #1 fountain is working, but light is still inoperative.
 - Trenching still needs to be done for the electrical connection of pond #3 fountain.
 - The board is considering hiring an outside contractor to finish installations on these two ponds.
 - The Board voted to look at the feasibility of installing a fountain in pond #4.
- The board voted to have Duneland install the remainder of the No Trespassing signs. We will look at a Google Earth map of GFC subdivision, pick locations, have utilities mapped, and have Duneland set the posts.
- Scott spoke with Duneland regarding lack of weed control in common areas. The contract with Duneland includes one broadleaf weed treatment. We approved adding another, if needed, at additional cost.
- Two muskrats have been sighted on pond #1. The Board voted to hire a pest removal company and to have Duneland repair the damage done by the muskrats.

- The Christmas lights on the gazebo and bridge were a hit. However, inspection showed that paint was peeling off very easily where the decorations were present. This adhesion failure needs to be explained and remedied. Currently have a call into the painter.

New Business:

- The Board decided to evaluate a revamping of the GFC website and update content on a more regular basis; possibly adding a calendar of events.
- There was a complaint about snowmobiles on our streets this past winter. We should reiterate that it is illegal to run any non-licensed vehicle on the city streets. Since the Association does not have policing jurisdiction, call the police if you are disturbed by this activity in future.
- On a similar note, there was a recent complaint about loose dogs. Complaints should be discussed with the pet owner. If the problem persists, call animal control.
- GFC was awarded a \$500 grant for a neighborhood gathering. It was tentatively decided to host a “Back to School Bash” summer party on Saturday, July 31st, with a tent, bouncy house and a couple food trucks at the gazebo.
- We would like to see Pink Flamingo parties occur on a regular basis. Two homeowners have graciously agreed to host the first two this summer: Fred and Laurie Rowden on June 4th and Jon and Brittany Carr on June 11th. Guidelines for Pink Flamingos are provided at the end of these Minutes.
- 2021 Board members: President - Scott Blazek, Treasurer - Jon Carr. New board members need to be elected this year. Nominees are Don Bull, Bill Oeding, Greg Miller and Dave Buhner. Ballots will be distributed shortly. Voting can be either by returned ballot or on the website.
- Fireworks will be Saturday, July 17th.

Open discussion:

- A homeowner suggested that the entrances to our subdivision be professionally evaluated for updating, to better reflect the appearance and character of our neighborhood.
- There is a dead pine tree on pond #1, near the road. It’s unknown if this is on common or private property.
- Concern was voiced over speeding. Remember that the limit is 20 MPH and many kids are in our neighborhood.
- While we are attempting to deter geese by letting a band of grass grow tall around the ponds, there is a “rough area” around the inlet channel. Here, also, there is the question of whether this is a “common” area which Duneland has forgotten to mow or if it is on private property.

Meeting was adjourned at 8:00 PM.

Pink Flamingo Guidelines: Pink Flamingos are parties intended to facilitate getting to know your neighbors. Held in a homeowner’s garage on a Friday from 6:00 – 10:00. Each participating family, including the hosts, provide an appetizer to share, and their own drinks. The hosts provide tables for these dishes. Parties are “announced” by placing a pink flamingo at each entrance, indicating that a party will occur that Friday. The hosts place a pink flamingo in their yard, indicating where the party will be. Children are welcome, with parents encouraged to bring suitable entertainment. The Flamingos will be handed off to the next Hosts with the date established.