**Greenfield Farms Association \* Monthly Meeting**

**Wednesday, January 29, 2025 | 6:30 PM - Bedford Public Library, McAllester Room**

***BOD Members Present During the Meeting:***

***Scott Reed, Stan Macdonald, Peter Murphy, Nicole Faxon, Vanessa Santosuosso, Carolyn Dyrvik, John Bergeron***

***John Bisson (Legal Counsel - CBZ Law)***

**1810 – Opening Remarks & Introductions**

* Reiterated Zoom attendance does not meet bylaw reqt’s for definition of “quorum” which is “either in-person or by proxy”
* Not voting at this meeting
* Items wishing to be voted on by the membership can reference “Special Meeting” By-laws, Article IV, Sec 3

**1815 – Agenda**

* Accomplishments
* 2024 Budget Review vs 2025 Budget
* Landscaping / Common Area Improvement Discussion
* ARB Review Board – 2024 Applications / Decisions
* Description of BOD Positions

**1820 – 2024 Accomplishments**

* Solar Policy – Scott provided some background as how policy was generated and developed
  + 10 Summit Rd – Was the solar power / renewable energy policy sent to Homeowners?
    - No, policy is available on website
  + 4 Tumble Rd (Robert) – Confirmation that BOD did not send out policy on renewable energy to Homeowners?
    - Reiterated no, policy is available on website
* Fence Policy -
  + No ARB applications chain link have been approved
  + Attorney John Bisson speaking on subjectivity within documentation
    - Board / ARB have task to do – needs to be a level of governance to ensure commonality
    - To different degrees of knowledge all Homeowners agreed to bylaws
    - Community needs to come together to compromise
    - Get on the board and make change – with change comes time and consequence
    - No repository of the history of this community
  + 55 Barnside Drive (Allison Huffman) – Approved for chain link fence 12 years prior; rec’d certified letter threatening lein on house; emailed prior ARB member; confirmed approval of chain link fences in the woods [shared anecdotal dialogue about frustrations]
  + 51 Tumble (Andrew / Susan Terzakis) – What about temp seasonal / garden fence? “MANY use those gardens for their pantry / personal use. Scott responded that they are spelled out in the policy letter
* 18 Summit Rd- When you make this new policy don’t members need to have 55% or 75% approval?
  + Not amending policy
  + Represents views of BOD within the guidelines of the bylaws & maintaining characteristic of New England
  + Explanation of ARB approval process
* Tree Pruning
  + Encouraged people to reach out to the town regarding trees
  + 8 Summit Rd (Mike Servillo) – Had a back and forth with the town on the tree pruning, home is not on the issue but was doing it because he appreciates the integrity of the community – concerned that it won’t be clean cut – need to address it head on quickly; no other letters went out to the town; appeared this is just targeted at GFF – recommends putting firm language that we would need to seek remediation from the town since it is strictly at GFF
  + 56 Greenfield Pkwy (Chris Jude) – Has anyone looked into the cost into the cutting of trees in “violation” of the town to preserve general aesthetic?
    - Will need to be negotiated between Homeowner & Morin’s
    - BOD will need to look at
* Bridge Repair Update
  + 15 Tumble Rd (Andrea Chatfield) – Spoke about importance of advocating for the bridge in the community & at upcoming election
* GFF HOA Share Drive / Filing System
  + Scott highlighted minimal records at the beginning of the year. Since added folders for homeowner files, plans/deeds, legal, and updated ARB tracker among other efforts.
  + Explaining future of repository
  + 33 Tumble (Miroslav) – Can you show us the shared drive? Some don’t have approval date, why?
    - Some are waiting for follow-up from homeowners, some are just inquiries

**1905 – Budget**

* Collected all dues in 2024
* Top expenses
  + 1st: Most money spent on landscaping – Morin’s working out well
  + 2nd: Extra projects – center median, work on Bailey’s green
  + 3rd: Legal
* Dues increase of $50 – $645
  + Increase in reserve due to unforeseen legal, landscaping, town issues
  + Makes sense to have 80-100% of expenses in reserves
* 15 Trellis (Todd Wallace) – Is postage part of the dues?
* 51 Tumble (Andrew / Susan Terzakis) – What is the baseline for the reserve?
  + 80-100% of expenses should be in reserves

**1915 – Landscaping**

* No significant dialogue beyond recap & vision for future
* 2 Summit (John Bergeron) – How long is contract with Morin’s? Is it through 2025?
  + Yes, through 2025
* 15 Tumble Rd (Andrea Chatfield) – Any thought to doing something to replace the perennials / flowers
  + Something that could be considered, open to suggestions from homeowners

**1925 – ARB Applications**

* Can’t approve things that are not allowable by CCER
* Reminder that this is volunteer work – have up to 60 days to approve
* *“Your piss poor planning shouldn’t cause us to have to come out on a Sunday to approve.”* – Peter Murphy
* Precedent setting projects brought forth to the ARB are elevated to the BOD (e.g. turf & metal roof)
* 4 Tumble Rd (Robert Alatalo) – There is metal that looks like metal and metal that looks like shingles, which was it?
  + Metal that looks like seamed metal
  + Answer could change with next BOD

**1940 – Elections**

* Voted to the BOD not a specific position on the BOD
* Three (3) Vacancies
* BOD positions are determined at first HOA meeting
* 4 Tumble Rd (Robert) – It says (2) year terms but also (1) year terms, clarification requested
  + Depends on how you interpret it; has been interpreted
  + Generally try to do staggered board – confirmed with John Bisson (lawyer)
  + Elected for a term of (2) years
* Nominated/Elected
  + Stan McDonald - Elected
  + Lourdu Thumma- Elected
  + Mike Sorvillo - Elected
  + Dan Dodd

**Open Discussion**

* 8 Winding (Steve Carter) has a tree pruner; send Lois a message on Facebook & available for use
* Scott Reed - Personal information is private, confidential is kept as such and only used for BOD/ARB approved communications

**Questions independent question throughout the meeting not tied to specific topic**

* 4 Tumble Rd (Robert Alatalo) – Confirmation of qty (7) individuals for BOD & qty (3) individuals for ARB?
  + Yes, qty (7) BOD members & qty (3)
* 51 Tumble (Andrew / Susan Terzakis)– Why is the Evergreen Mgmt Company not supporting the board on this? There should be a sequence of steps and Evergreen could support this better. ARB had a lot of procedural challenges.
  + Would cost $50-60K vs current of $8K
  + Type of service Evergreen would offer is more geared towards condo
* 51 Tumble (Andrew / Susan Terzakis)– Was Evergreen bidded out? Was there an RFP released? Other mgmt companies?
  + Evergreen brought on in 2009
  + BOD has talked about it but haven’t had time to discuss – something the BOD can look at
  + Would need to rethink through the role, total scope of work & get requote; currently very little effort being contracted to Evergreen
  + Piercemg.com for another property company
* Jerry Sullivan – Is this meeting the only time per year that owners have a chance to raise issues like this?
  + Yes, unless they go about the process of a special meeting
  + Can send issues to the GFF BOD email & can fit it in if schedule permits
* 10 Summit (Balaji Adikesavelu)– Are you using the GFF BOD / ARB email?
  + Yes, for receipt of email but don’t have ability to respond from ARB email
* 51 Tumble (Andrew / Susan Terzakis)– Has the board looked at SAAS options such as payhoa.com or frontsteps.com?
  + BOD will consider
* 24 Summit Rd – Do we need to submit for routine / repair maintenance? (e.g. If my roof is black & I am going to replace it black, can I do that w/o application?)
  + Better safe than sorry to submit ARB application but if repair or routine maintenance doesn’t change look of home, it can be done without application
* 2 Summit Rd (Suzanne) – What other issues / violations will be addressed in 2025?
  + Scott - Can’t speak for the future of the 2025 BOD. only 30 Sep 2025 deadline for fence violation and resolving them is on the calendar.
* 55 Barnside (Allison) – Can we request that documents be scanned & saved on the cloud?
  + BOD is working toward that & has been the process ongoing. Scott reference Google Share drive efforts

**Meeting adjourned at 8:15pm**