

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 bidden 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