

GREENFIELD MASTER ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, March 14, 2011 - 4 PM

MINUTES

1. Call to Order at 4:05 PM.

Board Members Present: Shannon Scott, Cathy Wise, Ken Hume, Scott Whitney & Steve Rowe
Board Members Absent: None
Also Present: Eric Plouffe, JBK Landscape; Gary Wilson, Centennial; Joe Somma, Paintbooks; Zee Gillette; Alissa Dunn; Neil Kasperek; Dave & Kathleen Laslo and Chris Ricketts, CMCA®, Association Manager.

2. Committee Reports

A. JBK – Landscape - Eric Plouffe

1. Spring walk will be between the end of April and the first part of May. The crew will begin the season, apply fertilizer and pre-emergent then start the clean-up process over the next two weeks. February had freezing weather. The crew attended to dog stations and trash pick-up. Mowing is scheduled to begin the 3rd week in April.
2. Restoration of the landscaping around the pool replacement project is on the schedule to begin April.
3. Eric Plouffe noted the backflow prevention device in the clubhouse has some water flow onto the walkway. The Board accepted his offer to make the repairs.

B. Clubhouse

1. The Clubhouse Manager reported that there were 2 rentals in February, 3 in March and reservations for 3 in April.

C. Architectural Review Committee

1. The ARC season has begun, we've received a number of ARC requests to repaint new colors and various other projects. Feedback received on the new, smaller, easier to use paint books from owners show that they are preferred over the original/old version.
2. Joseph Somma with Sherwin Williams was present to speak about the paint books and offer the idea of adding a painter contact list. Painters would pay a fee to have their contact information in the back of the book. These painters would also become familiar with the Association Guidelines and procedures followed to help make the process flow more smoothly. The board requested the manager contact the association's attorney to determine if there are any ramifications we need to be aware of before committing to doing this.

D. Social Committee

1. The Easter Egg Hunt is scheduled for Saturday, April 16. The areas will be realigned from prior years since the restoration of the landscaping around the pool and clubhouse will still be taking place.

E. Centennial - Trail Easement

1. Gary Wilson was present to present the Easement for the continuation of the trail including a new bridge over Piney Creek. The easement was approved at the February Meeting by the Board. The Easement was signed and notarized. Gary will have it filed and send copies for the Association's records.

F. Pool Update

1. Final work on the new pool is scheduled to begin in April for a reopening date of May 28, 2011. Plaster needs to be applied, and a number of items on the punch list. Start-up is included for this and two more seasons. YMCA staff training is scheduled for May.

Steve Rowe arrived at 4:35 PM.

3. Approval of Prior Minutes

Cathy Wise moved to approve the Minutes of February 14, 2011. Steve Rowe second. The motion carried.

4. Financial Reports

1. The Association has \$330,000 in Money Market accounts. The CDs will be moved as they come due. There is about \$35,000 to \$40,000 available on the Line of Credit. Shannon Scott will coordinate with Terri Houser in Accounting to take care of the final Pool Replacement Project invoices.

Scott Whitney arrived at 4:50 PM

2. Ken Hume moved to accept the Financial Report. Cathy Wise second. The motion carried.

5. Unfinished Business

- A. Centennial Open Space Easement to connect the trail over Piney Creek was signed.
- B. The YMCA contract is \$53,216 for the season. That is \$216 over budget for 2011. As before, owners that rent the clubhouse and use the pool will need to pay for additional lifeguard services. The rate is \$20 per hour per guard. Several wording changes to the contract were discussed.

The average pool temperature for the main pool and the baby pool were discussed and will be determined at a subsequent meeting.

Shannon Scott moved to accept the YMCA contract with changes. Cathy Wise second. The motion carried.

C. Board Project List

New items added to the existing project list include repairs to the small gazebo between the Clubhouse and Tennis court, replacing the smoke detector in the clubhouse.

D. Design Standards Manual Review and Update

The DRC document is currently being re-typed as prior copies are on paper only.

E. Greenfield Gazette

The April 2011 edition is in progress. Several paid ads have been received also. 100 Copies of the October 2010 edition were made and placed in the holder at the Clubhouse. We still have a number of remaining copies. Fewer copies of the April 2011 edition will be made. Start with 50 black and white copies and if more are needed, they can be made. Most owners go online to www.greenfieldhoa.com and add their email to the Association's list to receive their copy in color by email.

- F. The Estates Entrance pillar on the right was knocked over. That has been repaired. The driver's insurance contacted the Association to arrange payment for repairs to the pillar. The light standard next to the pillar was also damaged. Estimates for repairs have been obtained. Farmer's claim service reports they will reimburse the Association when both repairs are completed.

- G. Borne Engineering is contracted to prepare the Reserve study. After the pool project is complete, we will start that process.

6. New Business

- A. Cathy Wise moved to abstain from casting the IREA ballot for their board members. Ken seconded. The motion carried.
- B. Tennis court resurfacing proposals from Coatings Inc. and Renner were reviewed. Coatings Inc. has worked on the courts before. In addition to the resurfacing, Coatings can provide replacement benches for \$550. Shannon moved to accept the Coatings Inc proposal and the benches. Scott Whitney second. The motion carried.

7. Schedule Next Meeting

1. Monday, April 11, 2011 – 4 PM – Homeowner Forum – 5:30 PM
2. Time was set aside for Tennis Court and Pool Key Card Access distribution. No key cards were requested. This will be a regular part of future meetings.

8. Adjournment

The meeting was adjourned to an Executive Session to review and discuss delinquencies at 5:40 PM

Approved: May 9, 2011