

GREENFIELD MASTER ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, August 8, 2011 - 4 PM

MINUTES

A. Call to Order at 4 PM.

Board Members Present: Shannon Scott, Cathy Wise and Steve Rowe.
Board Members Absent: Scott Whitney.
Also Present: Chris Douglass, ECCV; Josh Hansen, ECCV; Paul Krames; Adriane Krames; Lynn Lusk and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. ECCV - Drain Pipe Replacement Project. ECCV discovered lateral compression in clay drain pipes caused by expansive soils on Maplewood and Kirk while performing routine inspection using a camera that would not fit through some sections. The affected clay pipe will be replaced. They expect to be able to do about 100' per day and the project should take between 2 and 3 weeks. The planned start date will be in Mid-September. ECCV will notify all affected households in advance when the drain pipe from their house is out of service. ECCV requested the area next to the Bus Stop for use as a staging area. This is not a good location for that because of the bus stop. The parking lot at the clubhouse is an alternative site. Also suggested is the open space on Fair Ave. That is likely to be too far away. ECCV also will restore the staging area when the project is complete.

Steve Rowe arrived at 4:15 PM

The board will ask the Association's Attorney to prepare a use contract to include restoration language. The backhoe they plan to use has rubberized protections on the tracks or wheels so the surrounding pavement should not be damaged, that will be up to Centennial. ECCV will look at the open space after the meeting and contact the schools if it should be close enough for their use. Otherwise, they will try to plan on using the parking lot for the staging area.

2. Grounds Report – Eric Plouffe is on vacation. No report for this month.
3. Clubhouse Report

There were 7 Clubhouse rentals in July and 1 Pool party. 8 Clubhouse rentals scheduled for August to date.

4. ARC Report

The committee has 2 pending requests that arrived recently. Otherwise, decision letters have been sent on all others.

5. Pool Update

The Access Control System works on site to either open the gate or not as intended. Occasionally, a data transfer fails and some recorded information on usage has been lost. It appears to be a dropped connection, possibly because of network traffic on the wireless router.

The problem has only occurred once after pool closing for the day. If this continues and is because of use of the wireless router, it may be necessary to turn off access at the Clubhouse. Manager will check in with Qwest if the problem continues. Updates are being done between 8 PM and midnight as much as possible.

The Board President meets with the lifeguards several times during the season to review usage, equipment and to ensure resources are available and known to the lifeguards. To arrange the meeting with all lifeguards, YMCA's representative reported that there would be a fee of \$200 to hold the meeting.

Patron Count Sheets were provided to the lifeguards.

Reports were received that the pool temperature is too cold. A straw poll survey of users at the pool agreed, it is too cold. The manager will email the YMCA representative to raise the temperature 1 degree. Additional adjustments will be requested if the water is still too cold.

Overnight vandals tossed chairs, rocks and dirt clods in the pool and baby pool. Some stuff was inserted in the water outlets in the baby pool fountain pipes. The vandalism was reported to law enforcement. Owners and residents are encouraged to report any knowledge of the vandalism at the pool.

6. Social Committee

The next Social Event is October, Spook Around the Lake. The Adult Social is canceled for this year, the funds went to the 4th of July event because there were at least double the typical number of owners and residents taking part this year over previous years. This year had the largest crowd for the 4th of July Event.

Additional volunteers are needed to spearhead and help with social events at Greenfield. Volunteers will be sought at the Annual Meeting on Saturday, August 13, 2011. At this time, we have a volunteer to spearhead Easter and another volunteer for the 4th of July. Owners are welcome to volunteer at any time, especially when there is an upcoming event, the Social Committee can always use more volunteers for each event.

C. Minutes

Steve Rowe moved to approve the July 11, 2011 Minutes with changes. Shannon Scott seconded. The motion carried.

D. Financials

A. Shannon Scott moved to accept the July 2011 Financial Reports. Cathy Wise second. The motion carried.

B. The Association's collections files and new referrals will be sent to Lansky, Wiegler and Porter. The manager will contact the attorney to send open files to the law office of Lansky, Wiegler and Porter and file lien releases on accounts with zero balances.

E. Unfinished Business

1. Project List

2. DRC Manual - will need to check the CC&Rs to see what is needed to make changes. Also, retyping into electronic form is in progress.

3. Greenfield Master Association Fencing - Maps and clarification of which fences belong to Greenfield and those that belong to Hillside are to be prepared.
4. IREA Lighting - The supervisor reported to the Association's attorney that all street lights except the two in the Clubhouse parking lot belong to IREA. Lights at the Euclid and Weaver entrances from Liverpool are out. The manager has reported this to IREA and they have taken no action to fix the lights. Manager will contract the IREA Representative's supervisor.

F. New Business

1. Vandals tossed the pool furniture, rocks and dirt into the pools. After clean up, plugged water jets were cleared, no permanent damage was found. Homeowners and residents are encouraged to report any knowledge they have about any vandalism at Greenfield.
2. Returned mail was reviewed. Known changes were noted. Two other items will be checked further and resent.
3. Cathy moved to replace to accept the Handyman bid to replace the stop/street sign at Maplewood and Kirk. Steve Rowed second. The motion carried. The manager has from a prior special order the street name signs (4 each) approved by the Board, the stop sign and the "No Outlet" signs to attach to the post.

The meeting was adjourned at 7:20 PM.

Approved: 09/12/11