

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, January 9, 2012 - 5 PM

MINUTES

A. Call to Order at 5 PM.

Board Members Present: Shannon Scott, Mike Hamrick, Rich Valentino, Bob Frazier and Steve Rowe.

Board Members Absent: None.

Also Present: Eric Plouffe, JBK; Adriane Krames; Taylor Roberts, YMCA and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. JBK

- a. The crew did some snow removal. Some trees will need some trimming where the snow load is too much. JBK will have the crew pick up at fence lines.
- b. Trash has accumulated along fence lines, blown in by the wind, special attention to this is requested.
- c. Some of the Maples along Fair Avenue are losing bark in addition to the yellow leaves. Eric explained about how these Maples are in the area maintained by LMD and that the trees are not doing well in this location because they are suffering from Chlorosis, not sun scald. Iron treatments were tried but have not helped much. Also, some of the root structure is under the street paving and those areas are blocked from receiving the iron treatment as it is applied through the ground. The trees should be replaced with a different species such as Autumn Blaze Pear. LMD has that under consideration. Other trees that do well in the area would be an Ash but a only a variety that doesn't have Ash Borer issues, an Elm or perhaps a Hackberry. Also, a mono-culture of trees tends to lead to other problems such as all of the trees suffering from the same problem.
- d. The Spring Walk Landscape Through will be held late April or early May.

2. Clubhouse

- a. There were 9 Clubhouse Rentals in December and 1 scheduled for January. The Clubhouse holiday decorations are down and stored. The storage area was cleaned out and reorganized and some old, worn out items were tossed.
- b. There still are 23 of the wooden chairs in the Clubhouse remaining. One additional broken chair was disposed of recently.
- c. The search for a replacement refrigerator in the lifeguard room is in progress.

3. Social Committee

- a. The Annual Easter Egg Hunt is scheduled for Saturday, April 7 2012. This event has enough volunteer staffing. Additional volunteers are needed for other upcoming events.

- b. Social Committee Chair - Bob Frazier moved to appoint Adrienne Krames Social Committee Chair for 2012. Mike Hamrick second. The motion carried.

4. ARC

- a. All ARC applications received have been reviewed, a decision rendered and a letter sent to the requesting owner.

5. Pool Update

- a. Taylor Roberts from the YMCA reported they check the pool and pool equipment about every 3 - 4 weeks, all are in good order. The heaters in the pump room are working.
- b. The Association manager at the last meeting was asked to check to find out what we need to do to the heaters after a power failure. The representative from White Construction stated the heaters are electric and will restart automatically after a power failure. The equipment is drained and in a winter mode so that everything should be okay if there is an extended power failure.
- c. The Board would like to return to the meeting schedule for lifeguards as done in prior years to review policy, procedure and become familiar with Board Members. This is to increase help create team spirit, for training, opening up communication and to help the lifeguards resolve issues that may arise at the pool in addition to having a "go-to person" on site they are familiar with.

6. Property Inspections

- a. Board Members each walk a section of the property periodically between May 1 and September 30 in front of houses and the manager the back areas several times each year. The board requested pricing for an intern to do this for review at the next meeting. Other ideas, such as volunteers or the manager doing a walk through with a board member to check just the list prior to preparation and mailing of letters were considered.

7. CENCON - No report for this meeting.

C. Minutes

Mike Hamrick moved to approve the Minutes of December 12, 2011. Bob Frazier second. The motion carried.

D. Financial Report

Review of Pool Loan and payment. The loan re-write planned in 2010 is now in progress to adjust amounts to match the number of owners paying over time. If there is any payment default, it will need to be picked up by the Association, if any, in order to keep payments to the bank current. This will need to be rechecked again in November for December 2012.

Mike Hamrick suggested consideration of paying down the loan from Reserve as planned or re-write the loan to change the monthly payment to match the actual monthly income from owners making payments on the payment plan.

E. New Business

1. Board Project List

- a. Perimeter fence painting - The Design Standards Manual (DSM) addresses perimeter fence painting. In section 4.9, subsection 4.9.1 Developer Installed Fence - part A. Perimeter

Fence with Brick & Picket Detail, pages 11 & 12. The Association will paint and maintain perimeter fencing as outlined in the DSM for fencing with brick and picket details. The following section, 4.9.1 B makes the perimeter 3 rail fencing the responsibility of the homeowner throughout Greenfield. The sub-association, Hillside is responsible for its own fencing and perimeter fencing.

- b. Euclid at Liverpool brick pillars are missing a couple of bricks and two top caps are crumbling. Manager will obtain estimates for repairs.
- c. Holiday lights have been installed, taken down and stored by the same vendor for 5 - 6 years. An estimate from a new vendor is under consideration.

H. Adjournment

The meeting was adjourned at 7:15 PM to an Executive Session to review delinquent accounts and a collections matter referred to the Association's attorney.

Approved: February 13, 2012