

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, March 12, 2012 - 5 PM

MINUTES

A. Call to Order at 5 PM.

Board Members Present: Mike Hamrick, Rich Valentino and Bob Frazier.
Board Members Absent: Shannon Scott & Steve Rowe.
Also Present: Eric Plouffe, JBK; Adriane Krames; and Chris Ricketts, CMCA®,
Association Manager.

B. Committee Reports

1. JBK

- a. Eric Plouffe reported Spring Cleanup will begin in the next 2-3 weeks. Pre-emergent will be applied to help prevent weeds from growing. Fertilizer will be applied mid-April to the end of April. Last year, crabgrass started early. The irrigation systems will be turned on early April, it has been very dry.
- b. The Board inquired about Rain Sensors. The sensor installation would be \$1,350 and it is possible to recoup the cost in at least a year if the Association has savings in the water bills. The sensors have improved over the years. They last about 4-5 years now. Sensors are typically turned off June through August as they can interfere with lawns and landscaping having sufficient water. With a 3 day a week watering schedule, some rain can turn off the sprinklers even if there isn't enough rain to have watered the lawn to prevent brown outs. A missed day could mean the lawn doesn't have water for 3 - 4 days, coupled with hot dry weather would cause a landscaping to die. Adjusting for the amount of rain the sensor uses to prevent watering can be adjusted higher with lower savings. Bob Frazier moved to have the Rain Sensors installed. Rich Valentino second. The motion carried.
- c. Aeration is scheduled to begin when the sprinkler heads have been flagged, the system turned on and the lawns have received some water before the end of April.

2. Pool Update

The YMCA contract portion regarding Swim Team was modified to a 60/40 split. The other provisions were the same as last year. The contract was signed. The pool is scheduled to open Saturday, May 26, 2012 at 10 AM. Lifeguard training will be completed about 3 days in advance of opening.

3. Clubhouse

- a. There were 2 rentals in February and 5 scheduled for March.
- b. Another tall wooden Clubhouse chair had to be thrown out. Replacement chairs are available at American Furniture Warehouse for \$65 each. The Clubhouse Manager asked the Board to consider purchasing 4 replacement chairs to fill in until replacement furniture comes on the regular schedule. Bob Frazier moved to purchase 4 replacement chairs. Rich Valentino second. The motion carried.

4. Social Committee

The Annual Easter Egg Hunt is scheduled for Saturday, April 7, 2012. Planning for the 4th of July was put over to the next Board meeting.

C. Minutes

Bob Frazier moved the Minutes of February 13, 2012 be approved with a modification. Rich Valentino second. The motion carried.

D. Financial Report

1. Discussion of FDIC insurance on Association accounts, is the \$250,000 coverage per account or per customer. Rich Valentino knows a recently retired FDIC employee that will be able to provide more information.
2. Mike Hamrick moved to accept the January 2012 Financial Report. Bob Frazier second. The motion carried.

E. Unfinished Business

1. Contract with Gardner Painting to repaint the Association Perimeter Fencing with the Brick and Picket detail was signed. The manager will send a letter to owners' with yards adjacent to the fencing. Gardner will post reminder notices on front doors 3-4 days prior to preparation and repainting.
2. K&K Carpet Cleaning bid shampoo the Clubhouse carpeting in the mail room and hallway leading to the restrooms is \$125. The other vendor was \$200. Bob Frazier moved to accept the K&K bid, Rich Valentino seconded. The motion carried. The Manager will schedule a cleaning date coordinating with the Clubhouse Manager.
3. At a prior meeting, the Board discussed the idea of sending a special notice on orange paper along with the standard delinquency notice to point out that when an account is delinquent, the Access Control Key Cards are deactivated. A sample notice was reviewed and okayed. Accounting will include a copy of the notice with all delinquency notices. The Manager will deactivate Access Control Cards until the delinquent account is brought current. Contact the Manager when the account is brought current to ensure the card is reactivated.

F. New Business

1. The pool will reopen for the season Saturday, May 26, 2012 at 10 AM.
2. The submission deadline for the April 2012 edition of the Greenfield Gazette is March 15, 2012. Spring walk-through inspections will be noted. Letters will be sent to owners that are not in compliance with the Association's guidelines.
3. A community garden was discussed to see if it may be feasible. Two possible locations are the detention basin area away from the playground equipment or the field next to East Fair Avenue near South Jericho. Bringing water to the site will need to be worked out. It may be possible to do this if the Association received rental payments from users to pay for water and any improvements to make a site workable. Rich Valentino will contact Cherry Creek Schools for information on using their vacant lot.
4. The deadline for submission to the April 2012 Greenfield Gazette is March 15, 2012. It was suggested a poll be included for the Community Garden.

G. Adjournment

The meeting was adjourned to an Executive Session to review delinquencies at 6:30 PM.

Approved: April 9, 2012