

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, April 9, 2012 - 5 PM

MINUTES

A. Call to Order at 5:05 PM.

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

B. Committee Reports

1. JBK

- a. Spring has arrived. The irrigation system water was turned on last Friday. Fertilizer, and pre-emergent are scheduled for this week. Aeration will be completed by the end of the month, it works better when there is some moisture in the soil. Mowing will be on Thursdays. Leaf pick up has begun.
- b. When graffiti appears on HOA property such as the play set in the park, call the Association Manager.
- c. JBK will install the No Soliciting signs at the entrances, if on the fence stakes. Then Board will review this later for additional installation options, some of the signs on the stakes have disappeared.
- d. The Spring Landscape Walk Through will be set up at the next board meeting.
- e. Possible changes to the native mowing will be reviewed at the next meeting.

2. Clubhouse

- a. There were 5 rentals in March. We have 2 reservations for April.
- b. The replacement chairs were picked up. 2 6' tables were donated. One of the 4 x 4 tables has a leg problem, it is not locking properly.

3. Architectural Review Committee

- a. The new paint books are being checked out more frequently over the past few weeks.
- b. All of the applications received have decisions and letters sent.

4. Social Committee

- a. The Easter Egg Hunt went very well. All of the volunteers showed up and helped with this event.
- b. A nice bunny costume was left on a committee member's doorstep. Thanks for the donation, it will come in handy for next year.

C. Minutes from Prior Meetings

Shannon Scott moved to approve the March 12, 2012 Minutes with a change; the pool opening date is May 26th. Rich Valentino second. The motion carried.

D. Financial Report

Shannon Scott moved to accept the Financial Report. Steve Rowe second. The motion carried.

E. Unfinished Business

1. Board Project List

- a. Brick and Picket Detail Perimeter fencing minor repairs and re-painting is in progress.
- b. Reserve Study - drawings or site maps were discussed at a prior meeting. Those plans are not ready yet.
- c. Table and Chairs for pool deck. Steve Rowe moved to expend up to \$300 for additional pool furniture. Rich Valentino second. The motion carried.

2. Pool Update

- a. Card Reader at the pool gate will be tested again. The manager tested it and the card reader would flash a green light but the lock would not open. The manager will call the installing locksmith to troubleshoot and fix the latch prior to opening day, May 26th. The tennis court system is functioning correctly.
- b. YMCA training for the lifeguards will be completed prior to the pool opening.
- c. Swim Team - set up is in progress for this season.
- d. Manager will ask either Kim Armitage or Taylor Roberts to attend the next board meeting.
- e. JBK will mow the lawn area inside the pool fence on or about May 24th.
- f. Flower installation will be done on or about May 15th.

3. City of Centennial Trail Completion Bridge.

No activity has been observed for the construction of the bridge to complete the Piney Creek Trail. Manager will check in with Gary Wilson for a start date.

4. Pet Rule Exception

Put over to a future meeting, or Action Without a Meeting.

5. Community Garden

We have not received a call back from the school district about using the vacant lot on East Fair Avenue near So. Jericho. Shannon Scott will check for additional contact information.

F. New Business

1. Collection Agency

Wakefield notes 1st placement and 2nd placement in their presentation. Manager will call to find out what that is.

2. Manager will arrange for a handyman to replace the basketball hoop nets again this year.
3. Manager ordered replacement "No Soliciting" signs. Steve Rowe moved to have Shannon Scott choose the exact mounting locations on the brick monuments. Rich Valentino second. The motion carried. When the signs come in the manager and Shannon will mark the locations for the installation.

G. Adjournment

The meeting was adjourned to Executive Session at 7 PM to discuss delinquencies.

Approved: May 14, 2012