

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, May 14, 2012 - 5 PM

MINUTES

A. Call to Order at 5:05 PM.

Board Members Present: Mike Hamrick, Shannon Scott, Steve Rowe and Rich Valentino.
Board Members Absent: Bob Frazier.
Also Present: Don Kellner; Dawn Bauer; Debbie Reiser; Peter Haug; Leigh McCann;
David Dirickson; Joe Zerucha; Rosemary Zerucha; Eric Plouffe, JBK;
Adriane Krames, Clubhouse Manager; and Chris Ricketts, CMCA®,
Association Manager.

B. Committee Reports

1. JBK - Eric Plouffe, JBK Landscape

- a. Drainage at East Caley Drive and South Killarney Street was reviewed. The flowing water reported could not be coming from an Association sprinkler system pipe or supply line, those are all on the other side of the greenbelt. JBK has taken this as far as they can. Further investigation is needed to determine the source of water. Earlier today, looking in a hole dug for that purpose, there is a pipe that appears to be for electrical or phone wiring running parallel to the fence. Logically, it appears to be from Liverpool to the electrical and phone boxes on Killarney. Water was traveling along the outside of the pipe. One suggestion was to add a perforated pipe set in rocks and buried to move the water to the culvert under Killarney Street. To determine what the pipe is used for; location service from Century Link, Xcel or IREA could be requested. Manager will contact SEMSWA about the ponding.
- b. Pre-emergent was applied in April, including spraying in the pool area. Fertilizer was applied today.
- c. The irrigation system was on at 30% and moved to 70%. This year, water bills are expected be higher than typical. The snow pack is only at 19% of normal. Drought conditions and restrictions will likely be implemented or further restrictions added.
- d. Rain sensors were installed. For summer, they will be set at $\frac{3}{4}$ of an inch to ensure minimum watering is achieved. For Spring, they are set at $\frac{1}{2}$ an inch.
- e. Eric explained the options available for changing the mowing of the native areas. At this time, the Board wants to do the native area mowing with an 8' strip next to the fencing and a 4' strip next to trails. A little more for smaller areas in order to avoid the Mohawk look.
- f. The Annual Spring Landscape Inspection Walk Through is scheduled for May 31, 2012, 8:30 AM starting at the Clubhouse.

2. Pool - Taylor Roberts, YMCA

- a. The pool is filled, water is circulating, the chlorine feed is working well.
- b. YMCA was asked to document any and all problems with the pool and pool equipment. It is under warranty with White Construction.

- c. The CO₂ tank is in place and the delivery system changed out. The feed system from the pool fence by the kiddie pool to the pump house is not being used. A vendor reported they must hook up their hose directly to the tank.
 - d. The pool heater is to be turned on tomorrow. The cleaning will begin tomorrow.
 - e. The YMCA is in the process of hiring staff. Training will be May 23rd.
 - f. For a pool party, the YMCA needs notice about 2 weeks in advance to ensure they have enough required staffing. An objection to that is some owners reserving the Clubhouse and Pool having guests send their RSVP won't know that far in advance.
 - g. The pool is VGB compliant. There is a recall pending on some equipment and initial inspection shows the recalled equipment was not used at Greenfield. YMCA will let us know if that changes.
 - h. The pool will open for the season on May 26, 2012. Pool hours are 10 AM to 8 PM. The Pool will be closed during rain and thunderstorms and early for the 4th of July.
3. Clubhouse - Adriane Krames
- a. The cleaning service was asked for a price to steam clean the restroom tiles. The chemical cleaning service is no longer available.
 - b. Reservations to rent the Clubhouse has 14 days in the documents and 21 days sent out in a HOA publication. For the Clubhouse management, 21 days works better.
 - c. There were 2 rentals in April. 6 scheduled in May.
 - d. The front door has not been latching every time correctly. The Association Manager will have a door vendor out to make repairs.
 - e. The bunny suit costume turned out to be the old one the Association had for years. It was merely returned. It was worn out before it was loaned the last time and will be discarded.
 - f. The 4th of July Event is in the planning stages and is expected to be the same as last year. Volunteers are needed to help plan and staff this event. Overall, the 2011 4th of July Event came in at \$7,400.
4. Design Review Committee
- a. DRC requests are up to date at this time. Decision letters have been sent on all pending requests.
 - b. The DRC Chair has offered to help by doing some follow up checking for compliance on violation letters sent to owners.
 - c. Garage doors replacements are to be similar to the original style installed by the developer, simple pull handle, painted the same color as the house field/base color and no other visible or contrasting hardware. Some small windows along the top may be okayed through DRC application and review process. 3 non-standard garage doors have been grandfathered in or received special permission 4 or 5 years ago. Additional non-standard doors are not expected to be allowed.

C. Minutes

Mike Hamrick moved to approve the April 9, 2012 Minutes. Rich Valentino second. The motion carried.

D. Financial Report

Mike Hamrick moved to accept the April 2012 Financial Report. Shannon Scott second. The motion carried.

E. Unfinished Business

1. Board Project List -
2. Design Standards Manual, Mike will review and make changes in a redline copy of the document.
3. Exceptions to Pet Rules - Manager will contact Association's attorney and if okay, will send the Association's standard Survey Form to neighboring owners. Manager will also query the attorney about instituting restrictions on vicious dogs and leash laws. The requested exception can be handled by an AWAM if okayed by the attorney.
4. Community Garden was put over to a future meeting if any interest is expressed.
5. Collection Agency - They all take a portion on collections matters in the 33% to 35% range. One has an exception; if they are the second collections agent, their fee is 50%. Manager will contact the agency to see if the Association's attorney is considered the first or not.
6. Cameras were suggested at the entrances and around the pool areas.
7. Culvert item was addressed earlier in the meeting, see Section B 1 a.
8. Installation of a bridge will bring about the completion of the Piney Creek Trail. The construction work is scheduled to begin June 2012.

F. New Business

1. Received a report the doggy bag stations are either low or out. JBK will check and replenish the supplies.
2. Board Members have their area maps and are scheduled to begin the Property Inspection Walk Around for Spring in the next few days.
3. Creating an AutoCad drawing of Greenfield was verbally estimated to take several hours at about \$500.
4. The Annual Owners Meeting for election of board members is scheduled for Wednesday, August 8, 2012 with Sign In at 6:30 PM and the Meeting to start at 7 PM. Notice will be sent to owners by first class mail the middle of July.
5. Clubhouse Reservation guidelines are set at 14 days in advance of the event. A request to change that to 21 days was reviewed. No change will be made at this time.

G. Adjournment

The meeting was adjourned at 8:40 PM.

Approved: June 11, 2012