

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, June 11, 2012 - 5 PM

MINUTES

A. Call to Order at 5:05 PM.

Board Members Present: Bob Frazier Mike Hamrick, Shannon Scott and Rich Valentino.
Board Members Absent: Steve Rowe.
Also Present: Eric Plouffe, JBK; Walt Lofstrom, Tami Gordon, Pat Pritchard and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe, JBK Landscape

- a. The over-seeding bid is for \$472.50. Thistles were sprayed. The native cutting for 1 native grasses cutting in fall was okayed. Eric will send the price adjustment which appears to be about \$4,300 and will be credited to the July 2012 invoice. The fence lines and by sidewalks will still be done on the same schedule. JBK performed cleanup after the hail storm. Eric reported that LMD will be replacing some trees on Jericho with 3" caliber Autumn Blaze Pear. These are expected to do better than the maples that stay yellow due to Chlorosis.
- b. Mike Hamrick moved to accept the over-seeding bid. Shannon Scott second. The motion carried.

2. Pool Update

- a. The Association's large vacuum cleaner was loaned out and needs to be returned. For a few weeks, only the Robovac has been used and is not enough. The Robovac cannot do the whole pool and it also needs to be backwashed more frequently.
- b. Swim Team is on schedule to start.

3. Clubhouse

There were 6 rentals in June. There was a rental reservation conflict with a double booking for June 23, 2012.

4. Social Committee

The 4th of July Event is progressing. The committee is taking reservations via email. The parade route will be the same as before, prizes for contest entrants. Sign in will be at the Clubhouse for the BBQ.

5. Design Review Committee

There is only one application pending, it arrived Monday afternoon.

Present at the meeting, Tami Gordon presented photos of houses with similar colors to what she wants and the non-standard garage door. Her prior application was rejected by the DRC. She has modified her color choices.

Pat Pritchard presented information about building an extension to create a tandem garage on his lot. Mike Hamrick will check on possible set-back requirements (8' or 12') before the Board makes a decision.

Kellner has rain gutters and 3 downspouts. The west and center downspouts daylight inside his yard. The location of where the third daylight has not been found yet.

6. Liverpool Metro District (LMD)

Nothing new to report.

7. CENCON

Nothing new to report.

C. Minutes

Mike Hamrick moved to approve the Minutes of May 14, 2012. Shannon Scott seconded. The motion carried.

D. Financials

1. Question regarding outstanding Check #2088, \$146 from July 2011. Manager will find out and report to the Board.
2. Collections Agency. Wakefield does consider the attorney's office to be the first agency and will raise their fee as the second agency. The Board will consider the other agencies at the next meeting. Manager will include their documents in the July packet.
3. Mike Hamrick moved to accept the Financial Report. Bob Frazier second. The motion carried.

E. Unfinished Business

1. Board Project List

DRC Guidelines
Reserve Study
Site Plan (\$500 proposed for first draft)

Shannon Scott moved to accept the offer for the first draft of a CAD version of the Association's Site Map with Mike Hamrick to arrange this with the CAD operator. Bob Frazier seconded. The motion carried.

2. Dog Rule Exception to limit of 3 per household

The Board requested the Manager contact the Association's attorney for a recommendation. The attorney emphatically stated that the Board should not make an exception to the Rule limiting the number of dogs to 3 per household as it is taking on or adding a new liability for the Board and Association. For enforcement of dog complaints, including barking noise issues, the recommendation was to inform the complainant they should contact the local authorities (animal control) since they have the direct knowledge of the problem. Also, the attorney recommended that the Association not become the middleman in dog complaints.

Bob Frazier moved to deny an exception to the dog rule exception request. Rich Valentino seconded. The Board voted zero in favor of making an exception to the 3 per household

limitation and 4 members against making the exception. The Board denied an exception to the dog rule limitation.

3. Surveillance Cameras at Entrances and Pool

Mike Hamrick will look into pricing for cameras.

4. JBK bid to add soil was accepted.

5. The bridge work to connect the Piney Creek Trail was scheduled to begin today.

6. Local authorities, South Metro Fire District, may have a fire ban in effect due to the hot, dry weather and lack of precipitation (about 80% below normal in the mountains).

F. New Business

1. Retaining walls - the Association's attorney reported that in the Covenants, Conditions and Restrictions, retaining walls are the responsibility of the owner of the property where it sits, shared responsibility if the retaining wall sits on common ground and an owner's lot. The only way to be 100% sure is to have a survey done. When the developer sold lots/houses, owners were provided the information about their responsibility to maintain in good order any retaining walls on their lot.

2. A DRC request presented to the Board to construct an addition to the garage to create second, tandem parking space at 6252 S Jericho was reviewed. No objections were received from owners solicited by management & board for input. Before making a decision, the set back is either 8' or 12', Mike Hamrick will check prior DRC records. If the garage addition is within the set-back, the board can make a decision via email to take an Action Without a Meeting (AWAM), make a decision.

3. The Board received a request for an exception to the unsupervised age limit found in Pool Rules and Regulations. The Board considered the liability issues surrounding this and declined the request.

G. Adjournment

The meeting was adjourned at 8:47 PM.

Approved: July 9, 2012