

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, November 12, 2012 - 5 PM

MINUTES

A. Call to Order at 5 PM.

Board Members Present: Bob Frazier, Mike Hamrick, Shannon Holtman, Rich Valentino and Jed Brown.

Board Members Absent: None.

Also Present: Eric Plouffe, JBK and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe, JBK Landscape

- a. The fall leaf cleanup is on schedule. The irrigation lines have been blown out. A stop waste valve had to be replaced.
- b. JBK is offering to store the backflow prevention devices over the winter for a fee of \$100. All over the area, other HOAs have had theirs' stolen out of the cages and sold for scrap metal. Shannon Holtman moved to accept the offer to store the backflow prevention devices. Mike Hamrick second. The motion was approved.
- c. Snow plowing of the Association's common area will be at 2 inches for sidewalks and the parking lot at 4 inches. For the most part, the ATV will be used. For large snow fall and blizzards, it may be necessary to use other methods if the snowfall is 6-8 inches, especially for wet snow. Also, plowing before the snowfall stops may be needed. The goal is to have the Association sidewalks plowed by 7 AM.

2. Pool

1. The manager will check on the last set of YMCA invoices for clarification.

3. Clubhouse

- a. There were 4 rentals in October, 6 reservations for November and 3 reservations for December.

4. Design Review Committee (DRC)

- a. Decisions have been made on all pending applications and letters have been sent. There are no pending DRC applications at this time.

5. Social Committee

- a. The Holiday Party is set for December 8, 2012. Heather Prue will lead the committee of 5 owners to facilitate the party.

6. Hillside (Fence)

- a. Mike Hamrick met with the Hillside Board President (Larry) to review fence maintenance. The Hillside Board President would like to meet with the Greenfield Board, perhaps at the Hillside Board meeting or the Greenfield Board meeting.

7. Cencon

- a. No report.

8. Spectrum

- a. Shally LaGrave, Committee Chair, will attend the next Spectrum meeting and hearing.

C. Minutes

Mike Hamrick moved to approve the Minutes of October 8, 2012. Jed Brown second. The motion carried.

D. Financial Report

1. Mike Hamrick moved to accept the October 2012 Financial Report. Bob Frazier second. The motion carried.
2. Bob Frazier moved to approve the 2013 Budget proposal, keeping the monthly Association fee at \$60. Mike Hamrick second. The motion carried.

The members Budget Ratification Meeting is scheduled for December 10, 2012. A copy of the budget and notice will be mailed to all owners of record.

3. The \$5 per month Pool Reserve contribution will be combined into the regular monthly Reserve Contribution.

Rich Valentino arrived at 5:55 PM

4. Reserve Study pricing will be obtained. It will be updated or redone in 2013. Manager will obtain bids from 2 or 3 reserve study specialists.

E. Unfinished Business

1. Property Inspection - Assignment of Filing Areas

<u>Filing #</u>	<u>Board Member</u>
1	Rich Valentino
2	Jed Brown
3	Bob Frazier
4	Shannon Holtman
5	Mike Hamrick
6	Shannon Holtman

2. JBK Parking lot Spring Flower Bed Proposal, \$380 approved.
3. Additional card readers for the clubhouse is included in the 2013 Budget. However, addition of card readers to the Clubhouse doors has not been approved at this time.
4. The manager is to draft a letter to 3 owners regarding the fence painting and maintenance, Board will review before it is sent.
5. The proposed survey was reviewed. It will be sent to owners via email after some minor changes.

F. New Business

1. Pricing for additional holiday lights at the 5 entrances will be obtained.
2. Manager will seek pricing to add electrical service and lighting at the monument at Smoky Hill and Liverpool.
3. Some vandalism occurred on lots with political signs, including signs being removed or ripped up.

G. Adjournment

The meeting was adjourned at 6:47 PM.

Approved: December 10, 2012