

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, February 11, 2013 - 5 PM

MINUTES

A. Call to Order at 5 PM.

Board Members Present: Mike Hamrick, Bob Frazier, Jed Brown and Rich Valentino.
Board Members Absent: Shannon Holtman.
Also Present: Taylor Roberts, YMCA; and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe, JBK Landscape

- a. Regular clean up and snow removal per contract.

2. Pool

- a. The YMCA evaluated setting a flat rate for extra lifeguard service for resident pool parties and resident rentals of the Clubhouse that include use of the pool. The 2013 contract will be modified to supply lifeguard service as required by State Statute in the flat rate amount of \$25 per hour. The Clubhouse has a maximum of 49 people and rentals can be tied in to use of the pool when it is open. Billing for extra lifeguard service will be in ½ hour increments. Refunds will be okayed when the pool is closed for weather related closures.
- b. Swim Team - The plan is to keep the same arrangements as last year for swim team. Interested parents that want to facilitate swim team are welcome to express their interest in joining the Swim Team Committee. The Board will send an email to swim team parents from 2012. The use of the pool is regulated by Association Rules and FHA Guidelines. The YMCA reported that for Swim Meets, guest teams are allowed at no charge and ADA requirements are not likely to apply as the Association is not selling memberships or admission to use the pool. FHA applies because the pool is a part of the Association's housing amenities.

3. Clubhouse

- a. There were 2 rentals in January 2013, There are several reservations for March 2013 at this time.
- b. Shannon Scott was appointed Clubhouse Manager. The Association Manager will work with the Clubhouse Manager to check accounts for owners and residents that wish to rent the Clubhouse. Reservation request for a rental form & contact information is available through the Association's website via email, link is at www.greenfieldhoa.com - select the Contact Us tab.

4. Design Review Committee

- a. Stephanie Holtman offered her resignation from the DRC citing lack of time for this Committee. The Board accepted.

- b. Chris Szarka volunteered to Chair the DRC. The Board appointed Chris Szarka as the Design Review Committee Chairperson.

5. Social Committee

- a. The 2013 Social Calendar of Events is posted at www.greenfieldhoa.com

6. LMD

- a. No changes to report.

7. CENCON

- a. No changes to report.

8. Spectrum Project Committee

- a. The Spectrum Group was having soil samples taken recently.

C. Minutes

Mike Hamrick moved to approve the Minutes of January 14, 2013. Jed Brown second. The motion carried. Bob Frazier abstained as he was not present at the January 2013 meeting.

D. Financial Report

1. Mike Hamrick moved to accept the January 2013 Financial Report. Bob Frazier second. The motion carried.

E. Unfinished Business

1. DRC Manual has been reviewed by Mike Hamrick and Bob Frazier, a Redline copy was provided to Jed Brown and he is currently reviewing the manual. When done, it will go to Rich Valentino then Shannon Holtman.
2. Surveillance Cameras was put over to a future meeting.
3. Reserve Study - Bids were reviewed. Bob Frazier moved to select SBSA's proposal to prepare a Site Visit Reserve Study in 2013. Jed Brown second. The motion carried. Rich Valentino abstained.
4. Clubhouse repainting. The manager was asked to enter the data into an Excel Spreadsheet for comparison at the March Meeting.
5. Parking Lot Asphalt Repairs - The manager was asked to enter the data into an Excel Spreadsheet for comparison at the March Meeting.
6. Trash Removal Contract - the Association is currently in the 90 day Waste Management cancellation window. Questions to the Waste Management representative include will they take back the cans or recycle bins owners have. Association manager is to contact the Waste Management Representative to obtain their quote complete pricing, including replacement of the 6-8 cans in the Clubhouse Parking Lot with a single 2 yard dumpster. Last item is to obtain the price list for the cans owners pay Waste Management for wheelie bins and recycle bins/containers. Alpine submitted their bid and a price list for the containers. If selected, service would change August 1, 2013. The Pro-Disposal bid from last June was revised with a substantial increase in annual cost.

F. New Business

1. Monument Lighting - bids to replace all fixtures, some are either broken, damaged or worn out. Replacement fixtures are to be more industrial or sturdy. Light bulbs are to be a softer, warmer light.

G. Adjournment

The meeting was adjourned at 6:40 PM.

Approved: March 11, 2013