

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, March 11, 2013 - 5 PM

MINUTES

A. Call to Order at 5 PM.

Board Members Present: Shannon Holtman, Mike Hamrick, Bob Frazier, and Jed Brown.
Board Members Absent: Rich Valentino.
Also Present: Eric Plouffe, JBK Landscape; Dianne Baumann and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe, JBK Landscape

- a. Snow removal, some areas were missed and it was discovered they were not on the map. A new employee didn't know to do the areas that the prior employee did automatically. The area was added to the map and was plowed.
- b. Some pruning was completed.
- c. The expectation is severe water restrictions due to drought. The recommendation is to water trees as much as possible as they are much more difficult and expensive to replace than it is to revive a lawn. A 25% water reduction is scheduled; eliminating about 12 hours of watering a week. This summer, brown lawns are to be expected. Watering will begin in April to help prevent root damage. The big field watering schedule runs for 16 hours for all zones to cover all the area with 1" of water.
- d. Pre-emergent will be applied at the end of March.
- e. Fertilization will begin in April.
- f. With less water will also mean less need for mowing. The mowing will be adjusted to every other week to trade off for increased attention to root watering trees.
- g. Aeration will be done when there is enough moisture in the ground to pull good plugs. Should be in May.
- h. ECCV will inform HOA or JBK when it is okay to activate sprinklers. The sprinklers will soon be turned on for use, but no schedule will be set until okayed by ECCV.

2. Pool

- a. Scheduled to open last weekend in May.
- b. Final start-up by White Construction to be completed in April to ensure any warranty item will make it to the punch list. The pool is not scheduled to be heated during this early start-up.

3. Piney Creek Trail Bridge - Manager will contact Centennial to find out if they do snow removal on the bridge they recently installed over Piney Creek. LMD & the HOA are responsible for some trails at Greenfield.
4. Spring Walkthrough - Manager will set up a date with JBK for the Spring Walkthrough, starting at 3 PM.
5. Clubhouse Manager - The new Clubhouse Manager was announced at the February meeting. Shannon Scott's contact information is being updated on the Greenfield website:
www.greenfieldhoa.com
6. Design Review Committee - The DRC chair noted the Committee could use one additional member. Contact the manager if you are interested.
7. Social Committee - Heather Prue, Social Committee Chair, is preparing the Annual Easter Egg Hunt. Additional volunteers are welcome.
8. Manger will send LMD a copy of the survey results.
9. CENCON - no changes to report.
10. Spectrum Committee - No changes to report.

C. Minutes

Bob Frazier moved to approve the Minutes of February 11, 2013. Shannon Holtman second. The motion carried.

D. Unfinished Business

1. DRC Guidelines - The individual Board Member reviews are nearly complete. This will be on the April Agenda for about an hour.
2. Trash Removal Contract - Mike Hamrick moved to accept Alpine's proposal if they can provide pick up service on Mondays. Association's attorney to review contract and send the cancellation letter via Certified Mail to Waste Management. Bob Frazier second. The motion carried.
3. Clubhouse & Gazebo Painting - Proposals from 6 painting contractors were reviewed. Questions for JD Painting were posed to company owner. They will do minor wood repairs and will extensively caulk gaps to reduce or eliminate water intrusion into surface of the structure. Changing color will not change the price. JD Painting will assist in color selection. Samples are to be painted on Clubhouse and the Board will send out a survey announcement. Start and finish dates will be weather dependent.
4. Clubhouse Interior Lighting - Mike Hamrick moved to replace the mixture of ceiling lights with halogens. Bob Frazier second. The motion carried.
5. Pool Emergency Exit Gate - Mike Hamrick moved to have Key-Rite install the exit alarm on the gate. Jed Brown second. The motion carried.
6. Bob Frazier moved to contract with JD Painting to re-paint the Clubhouse and Gazebos. Shannon Holtman second. The motion carried.

E. Financial Report

Bob Frazier moved to accept the Financial Report as presented. Mike Hamrick second. The motion carried.

F. New Business

1. Owner request for a clear basketball backboard at the half court. Prices were reviewed. No motion was made to replace the backboard.
2. No Dumping sign is to be added to the trash bin area in the Clubhouse Parking Lot.
3. Annual Yard Sale - June 7th & 8th were selected. The dumpster is sponsored by LMD. Manager will contact LMD for a Dumpster Days date. Mike Hamrick will call Jerry Coleman to see if interest in sponsoring as in years past is there.
4. Asphalt Repairs in Clubhouse Parking lot. This will be put over until the Reserve Study is completed and the Board has met with the Reserve Study Specialist.

G. Adjournment

The meeting was adjourned at 7:30 PM.

Approved: April 8, 2013