

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, April 8, 2013 - 5 PM

MINUTES

A. Call to Order at 5:01 PM.

Board Members Present: Jed Brown, Mike Hamrick and Rich Valentino.
Board Members Absent: Shannon Holtman and Bob Frazier
Also Present: Eric Plouffe, JBK Landscape; Kim Armitage, YMCA; Pat Pritchard;
Joanna Sharp; Diana Baumann; Praseed Gopal; David Bullen and Chris
Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe, JBK Landscape

- a. The rock removal from Piney Creek project is complete. However, now some planks have appeared. JBK will remove these also.
- b. Pre-emergent was applied to turf.
- c. ECCV - Water allowance will be cut by 25 to 30%. The HOA now has up to 13 hours per day. Lack of water will cause the main park to stress. Watering hours have been changed to begin at 9 PM and stop by 10 AM. Even with these slightly extended hours, it may not be possible to have all of the sprinkler zones included in the rotation. Residential watering is limited to 2 days and at night only. Application of new seed or sod will need to wait until after Labor Day. JBK will continue to monitor and report special need areas to the Board.
- d. Fertilization is scheduled in 2 weeks and aeration beginning of May. The ground should have sufficient moisture content to pull good aeration plugs.

2. YMCA - Pool

- a. Pool opening will be Saturday, May 25, 2013 at 10 AM.
- b. Pool start up and final walkthrough inspection for the warranty will be early May to save on water, pool cleaning and heating. Coordination with White Construction, YMCA, Aquatech and Association Representatives is needed to set the date. White will accept the punch list prior to May 26, 2013 which the end of the warranty period.
- c. Swim Team initial planning meeting for interested parents is scheduled for May 14, 2014 at 7 PM in the Clubhouse. An announcement and sign up information will be sent prior to the meeting.
- d. One change to the YMCA contract for 2013: remove "after hours" from extra lifeguard section.

3. Clubhouse

The Clubhouse Manager reported there were 5 rentals in March.

4. Design Review Committee (DRC)

- a. The DRC Chair is seeking at least one more interested homeowner to join the committee.
- b. Pat Pritchard seeking status of his request to extend his patio/deck cover. The DRC has the request and will render a decision as soon as possible.

5. Social Committee

No changes to report.

6. LMD

The pond dredging must wait until LMD has the funds in hand to begin. LMD is saving for the dredging and is planning to dredge as early as 2014.

7. CENCON

Annual fee is due, a check will be sent.

8. Spectrum Project

No changes to report.

C. Minutes

Jed Brown moved to approve the Minutes of March 11, 2013. Mike Hamrick second. The motion carried.

D. Financial Report

Mike Hamrick moved to accept the March 2013 Financial Report. Jed Brown second. The motion carried.

E. Unfinished Business

- 1. Design Standards Manual for Greenfield review will be at the May 2013 meeting.
- 2. Trash Pick-up contract with Alpine is under review by the Association's Attorney. A cancellation letter was sent to Waste Management via certified mail.
- 3. The Board requested larger sample colors on the Clubhouse. One suggestion was to paint the top trim the field color and the bottom the trim color.
- 4. Clubhouse interior lights - The Board authorized replacement of the bulb in the can lights with the halogens.

F. New Business

- 1. Clubhouse vacuum cleaner is in need of replacement. Mike Hamrick moved to spend up to \$500 for a replacement vacuum cleaner. Rich Valentino second. The motion carried.
- 2. Clubhouse exterior lights - manager will seek proposal for replacement with energy efficient bulbs.
- 3. No dumping sign for Clubhouse trash cans, manager will order a sign.

4. Annual Backflow Device testing is coming due in June. Manager will coordinate test with JBK sprinkler crew and vendor that tests and repairs the backflow devices.

G. Adjournment

The meeting was adjourned at 5:37 PM to an Executive Session to discuss delinquencies and violation letters.

Approved: June 10, 2013