

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, May 13, 2013 - 5 PM

MINUTES

A. Call to Order 5:10 PM

Members Present: Mike Hamrick & Shannon Holtman

Members Absent: Jed Brown, Bob Frazier & Rich Valentino

Also Present: Eric Plouffe, JPK; Taylor Roberts, YMCA; Dianne Baumann, JD Painting; Leigh McCann and Chris Ricketts, CMCA® Association Manager

No Quorum

B. Committee Reports

1. Landscape – Eric Plouffe

Eric noted that planting flowers in the Clubhouse parking lot would not be done this year due to weather.

The sprinklers are on and ready to go when ECCV gives approval to use them. They have cut the water allowance by 30%. HOA may water up to 3 days per week, homeowners up to two days per week. It is expected there will be dry areas. It is recommended that watering trees and bushes be the priority since they are harder and more expensive to replace, compared with sod revival or replacement. The Board would prefer front areas such as at the monuments receive the water allowance over areas in back. It is expected the cold weather may turn into the 90s soon. The native areas will be mowed the manner as last year. Weeds have been particularly abundant this year.

2. Pool – Taylor Roberts

All pool equipment is up and running and it is ready for opening on Saturday, May 25, 2013. All the mechanical equipment is working correctly. Some rust was found on an east side step. This is one of the warranty repair items. The pool water will need to be lowered and the fix is expected to take about 24 hours. This rust is similar to the line anchor repair made last year. Some plaster is lifting in the shallow end of the pool, it has a 5 year warranty from Diamond Bright. Front Range will handle the repair. It was noted that there is no cracking in the pool plaster. A meeting for Swim Team Parents is scheduled for Tuesday, May

14 at 7 PM in the Clubhouse, announcements were sent to known interested parents. Supply levels are good and the last few supply orders are expected later this week. Orders include 2 medical first aid kits. Some of the Lifeguard staff were here last year. Gabby Porter will take over as the Head Lifeguard.

3. Design Review Committee (DRC)

The DRC is seeking one or two more members. At this time, there are 2 pending requests. Today, the manager sent 5 letters approving projects. Owners sometime ask when they need to submit a request; anytime the owner wants to make a change to the yard or exterior of the house.

4. Liverpool Metro District (LMD)

A walkthrough will be scheduled.

5. CENCON

No known changes to report.

6. Spectrum Project

No know changes to report.

C. Minutes

Lacking a quorum, this item put over to the next meeting.

D. Financial Report

Lacking a quorum, this item put over to the next meeting.

E. Unfinished Business

1. DRC Guideline Review - Lacking a quorum, this item put over to the next meeting.
2. Contract with the YMCA for pool maintenance and lifeguard service was signed.
3. Alpine contract reviewed and some changes recommended by the attorney will be requested. The manager has an appointment to meet with the Alpine representative this Thursday.
4. Clubhouse paint color. Dianne Baumann will paint larger color samples on the Clubhouse and a Survey Monkey Survey will be sent out. Owners may respond to help select the new colors for when the Clubhouse will be repainted this year.

4. The following items are put over to the next meeting:

- a. Can lights
- b. Parking Lot repairs
- c. Surveillance cameras
- d. Trash Pickup contract
- e. Clubhouse Repainting
- f. Spring 2013 Gazette
- g. Clubhouse Door Card Reader
- h. Power to Islands
- i. Clubhouse Vacuum Cleaner (Dyson with a 5 year warranty)

F. New Business

- 1. No new items on the agenda.

G. Adjournment – 5:45 PM

Approved: June 10, 2013