

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, June 10, 2013 - 5 PM

MINUTES

A. Call to Order 5:10 PM

Members Present: Mike Hamrick, Bob Frazier & Rich Valentino

Members Absent: Jed Brown & Shannon Holtman

Also Present: Eric Plouffe, JPK; Taylor Roberts, YMCA; and Chris Ricketts, CMCA® Association Manager

B. Committee Reports

1. Landscape – Eric Plouffe

Eric noted that there are dry spots and that is to be expected with the watering restrictions ECCV has in place because of the drought. This will be less of an issue for Greenfield than the LMD perimeter areas.

Aeration and fertilization are done for the season.

Native area grasses will be mowed in the same manner as last year. The goal is to encourage native grasses to continue to grow, go to seed and spread. Native grasses only spread that way and can't spread naturally if they are mowed at the wrong time or too much.

Three new trees were planted to replace dead trees, in slightly different places and a grinder will be used to grind down the old stumps.

The hill was re-seeded at no charge. JBK is suggesting replacing the lawn that seems to refuse to grow with rock.

The Landscape Walkthrough is rescheduled for 3 PM on June 19, 2013.

Backflow devices have been stolen in other communities, are expensive to replace and the scrap metal money received is small in comparison. Painting them so they blend in, making them less desirable and adding a cage are ways to discourage the theft.

(GMOA will add the GMOA and LMD backflow devices to the electronic Site Map on a new layer.)

2. Pool – Taylor Roberts

Taylor reported all pool equipment is working correctly. The CO2 inlets are being re-built about every 2 weeks. YMCA will look for options.

With the high traffic, the chlorine levels have been kept within State Guidelines, but higher than usual.

The Emergency Exit gate has an alarm and is intended for emergency egress only. Per HOA Policy, the emergency exit gate is not an entrance. The YMCA lifeguards will not be opening the gate to provide access. Residents with an active card are to use the gate with the card reader. Also, as per HOA policy, the lifeguards will not grant access to anyone that does not have an active Access Card. The lifeguards are to have the resident contact the Association Manager if the card is not working.

Swim Team started June 10, 2013 with 54 residents. There will be additional sign-ups, not all schools are out yet.

Swim Lessons are in the sign up stage, registrations are being accepted.

White Construction will honor warranties for several items identified, but cannot be fixed without closing the pool. The rust issue will be addressed next Spring, perhaps in March or beginning of April before pool season.

3. Design Review Committee (DRC)

To date, there have been 30 applications submitted in 2013. There are 3 pending a decision at this time.

Several homeowners at the meeting complained about 6141. Letters have been sent in the past for the same issued reported today. Mike Hamrick moved to send a letter to clean up the yard and if not, assess the prescribed fine if the yard is not cleaned up within 7 days from receipt of the letter. Bob Frazier second. The motion carried.

4. Social Committee - The Board has arranged with Frank's BBQ to cater the 4th of July event. The Board will send out announcements and take reservations for the 4th of July.
5. LMD - representative not present.
6. CENCON - representative not present.
7. Spectrum - no changes.
8. Village Homes is trying to set up a meeting to explain the project to area homeowners, Greenfield, Sienna, etc.

C. Minutes

Bob Frazier moved to approve the Minutes of April 8, 2013. Rich Valentino second. The motion carried.

Mike Hamrick moved to approve the Minutes of May 13, 2013. Bob Frazier second. The motion carried.

D. Financial Report

1. Questions about line item 2780, why is the \$914.79 there? On line 4012, why are uncollected dues zero?
2. Clubhouse cleaning and carpet authorized up to \$275. Coordinate with Clubhouse Manager.
3. Pool Furniture has \$1,000 in the budget. Manager will contact Clubhouse Manager to produce a list of needed items.
4. At this time, reimbursement for the Easter Social has not been received. Mike Hamrick will contact the Social Committee Representatives to request receipts in order to provide reimbursement.
5. A question about the Pool Special Assessment with a line item of \$12,175.27 will be addressed with accounting.
6. Mike Hamrick moved to accept the Financial Report. Bob Frazier second. The motion carried.

E. Unfinished Business

1. Service Agreement with Alpine Waste & Recycling was reviewed and signed. Alpine will replace Waste Management beginning August 1, 2013. The same cans and recycle bins will continue to be used as well as no changes to the pick-up schedule. Trash pick-up will continue on Mondays (first is 08/05/13), and recycle every other Monday (first is 08/12/13).
2. The Board's DRC Guideline revision meeting is scheduled for July 31, 2013.
3. The bid to replace the clubhouse exterior soffit lights with LED or Halogen was declined. Bid for fluorescent replacement in rest rooms, kitchen and lifeguard room will be sought.
4. Contact the painter to find out when the larger samples will be applied to the Clubhouse. Once done, the Survey Monkey can go out to owners.

F. New Business

1. No new items on the agenda.

G. Adjournment

The meeting was adjourned at 6:50 PM to an executive session to discuss several pending homeowner violations, delinquencies and a foreclosure matter.

The Annual Owners Meeting is scheduled for

Approved: August 12, 2013