

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, August 12, 2013 - 5 PM

MINUTES

A. Call to Order 5:12 PM

Members Present: Bob Frazier, Rich Valentino, Mike Hamrick & Shannon Holtman

Members Absent: None.

Also Present: Nicholas Musgrove, Laura Raudonis, Brendan Tucker, Steve Fromme, Eric Plouffe, JPK and Chris Ricketts, CMCA®
Association Manager

B. Committee Reports

1. Landscape – Eric Plouffe

Pruning is ongoing. Fertilization is coming up soon. A malfunctioning controller was replaced, as approved by the board. A micro-burst type windstorm damaged a tree by the gazebo and the tree was removed. A tree replacement proposal will be submitted for consideration at a future meeting.

The Turf to Rock proposal for between the Clubhouse and Tennis Courts was reviewed and the Board took a quick look. The area between the Clubhouse and East Fair Avenue was also walked and JBK will develop a proposal.

Maple trees along East Fair Avenue were fed again in July. They suffer from Chlorosis, a lack of iron that causes the leaves to be yellow instead of green.

2. Pool

The lifeguards found someone in the Clubhouse without permission to be there. When asked to leave, the answer was no, they felt entitled. The Lifeguard contacted supervisor and eventually called the police who came out and escorted person out of the Clubhouse. It was also noted by the Board, that someone has been using the Clubhouse to eat their meals there, but without the usual reservation. They leave crumbs and other debris behind making extra work for staff and the Clubhouse in poor condition for the Homeowner or Resident that wants to rent it.

3. Clubhouse

There were 5 Clubhouse Rentals in July.

4. Social Committee

At this time, there are no Social Committee Members. Owners that have an interest in planning and staffing Social Activities are encouraged to volunteer. Contact the Manager to express your interest. Without a Social Committee, the next social event, Spock Around the Lake may need to be canceled.

5. Design Review Committee (DRC)

The DRC is seeking one more member. All DRC applications received to date have a decision and a letter sent to the requesting owner.

6. Liverpool Metro District (LMD)

A walkthrough will be scheduled.

7. CENCON

No known changes to report.

8. Spectrum Project

No known changes to report.

9. Village Homes

The Board is seeking Homeowners interested in joining a Committee to offer input, attend meetings regarding the Village Homes Proposal to build about 70 to 75 homes on the vacant school lot (11 Acres) and the Wynkoop property (10 Acres) between Greenfield and the Ranches. The developer is also interested in joining Greenfield so their new homes can have access to the Greenfield pool and tennis courts.

C. Minutes

1. Rich Valentino moved to approve the Minutes of June 10, 2013. Bob Frazier second. The motion carried.
2. Mike Hamrick moved to approve the Minutes of July 8, 2013. Bob Frazier second. The motion carried.

The board meeting was adjourned for a Homeowner Forum at 6:17 PM.

Permission to store portable basketball hoops in areas not currently allowed under the Greenfield Governing Documents was sought from 2 homeowners stating their portable basketball hoops are too heavy for the children to move by themselves after school. One homeowner asked the fine assessed be rescinded and suggested he will call his own legal counsel.

The Board will await the letter from the owner's legal counsel. No changes to the enforcement policy are planned.

The board meeting reconvened at 6:40 PM.

D. Financial Report

Mike Hamrick moved to accept the Financial Report for July 31, 2013. Bob Frazier second. The motion carried.

E. Unfinished Business

1. Design Standards Manual for Greenfield is under review and a number of changes to keep up with a community that is around 17 years old have been identified. This document has been updated at least 4 times before. More proposed changes will be reviewed at the September 2013 meeting.
2. Bid for carpet, tile and chair upholstery cleaning from Stanley Steemer was reviewed. Items selected were to clean, protect, and deodorize the carpet along with cleaning the restroom tile. The upholstery appears clean and serviceable. Manager will contact the representative to set a date, shortly after the pool closes.
3. Clubhouse interior fluorescent light fixture bid is to replace only the ballasts and tubes. The board wants pricing to replace all of the fixtures. If the difference is small, it may be better to replace rather than just update the internal parts. Manager will request replacement cost.
4. JBK proposal for Turf to Rocks on the hill behind the Clubhouse and Tennis court was tabled. Manager will ask Eric at JBK for the proposal discussed for the update to the front of the Clubhouse that the Board discussed earlier in this meeting with JBK.

Rich Valentino moved to approve Item #8 on the proposal. Shannon Holtman second. The motion carried. Manager will notify JBK to start the project.

5. Greenfield Gazette - The board decided to put the Gazette on hold until further notice or volunteer writers to take on the project twice a year. The Association is sending Email Blasts to owners and residents that have signed up for email on the website: www.greenfieldhoa.com - Click the red button at the bottom of the "Homeowner News" page to add, change or remove your email from the Master

Email List. The Bibeau Group paid for an ad that was not run. The Board chose to refund their payment. The manager will arrange the refund.

6. The wooden fence between Hillside and the Commercial Property's Vinyl Fence. Hillside representatives insist that Greenfield Master Association is responsible for this fence. Three bids from fencing contractors were reviewed to remove the wooden fence and terminate the wooden Smoky Hill fence end close to the vinyl fence, with a space too small for pedestrian access. The neighbor's vinyl fence is within inches of the HOA's wooden fence and it cannot be maintained as is. Hillside reps stated they would like it maintained or removed, mostly removed. The Greenfield Board wants to communicate with the Commercial Property Owner before removal to make sure they are okay with removal. The Greenfield board also is not 100% sure the fence is Greenfield and would be amenable to sharing the cost of removal with Hillside.

The wooden Smoky Hill fence would need to tie in with the vinyl fence to help prevent trespassing or a new ad hoc pathway being created. A nearby Hillside homeowner stated to the Manager that the vinyl fence blows down from time to time creating a concern about trespassing issues.

F. New Business

1. No new items on the agenda.

G. Adjournment

1. Mike Hamrick moved to adjourn to an Executive Session to review & sign checks, review pending violation letters and delinquencies. Rich Valentino second. The meeting was adjourned at 7:52 PM.

Approved: September 9, 2013