

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, September 9, 2013 - 5 PM

MINUTES

A. Call to Order 5:06 PM

Members Present: Bob Frazier, Mike Hamrick, Jeanette Moore & Sheri Brimmer

Members Absent: Shannon Holtman.

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

Shannon Holtman sent a written communication resigning from the Board. Rich Valentino volunteered to complete the year left on Shannon's term. Mike Hamrick moved to appoint Rich Valentino, Bob Frazier second. The motion carried.

B. Committee Reports

1. Landscape – Eric Plouffe

The proposal for the changes and upgrade to the front of the Clubhouse will be available at the October Board meeting. The design work is at no charge.

All turf has been sprayed, some new trees planted as approved previously. The new irrigation system controller had some problems, and a faulty valve has been repaired.

Eric will meet with LMD about pond area trimming. The rock on Maplewood was added.

An article in the Post reports about an Emerald Ash Borer from China with no known predators or sensitivity to most known pesticides is in the US is traveling from Ash to Ash killing the trees as they go. The only known treatment is to chop down the trees depriving the Ash Borer a food supply. The latest report has it in Kansas heading west. It is strongly recommended not to plant ash trees until there is an effective treatment. The Ash Borer can be here sooner if it hitches a ride on a shipping container, car or truck. Bottom line, don't plant Ash trees.

Some areas in the park have been reported as marshy. Watering is in the progress of being cut back and system checks will be made.

The Board requested pricing for replacement trees for the 2014 Budget Planning, and any known price changes.

The native area mowing will be done and an 8' swath along the Spectrum fence.

2. Pool - Taylor Roberts

The 2013 pool usage in in the preparation stage and will be sent when ready. This summer, there were many closings due to weather, thunder and lightning.

Alkalinity had an 80 average which was low and baking soda had to be added. That makes the water cloudy.

The Pool Dr. will handle the plaster issues under warranty in Spring 2014, that is the best time for temperatures and water levels. YMCA will coordinate the plaster repairs. The pool water and systems will be started 2-3 weeks prior to opening for the 2014 season.

YMCA is recommending a cover for the baby pool. Without a cover, debris enters the water and causes staining to the plaster. Keeping it covered when closed will help keep the plaster cleaner and the tiles will last longer. Taylor will find pricing for a cover.

The baby pool thermistor was replaced.

The plastic chlorine lines should be replaced before Spring 2014, this is a regular service replacement item of about \$60 to \$100. Taylor will check to see if there are more durable lines that will last longer.

The Pool Dr will remove and store the shower head.

Umbrellas are in need of updating and replacement. Bob suggested the large triangular shades other nearby communities have installed. YMCA will find pricing on the shades and the umbrellas.

The pool will be drained and covered as soon as next Thursday.

3. Clubhouse

There were 5 Clubhouse Rentals in August. Stanley Steemer cleaned the carpet and the restroom floor tiles.

4. Social Committee

Volunteers are needed for the Social Committee. Without, the next social event, the very popular Spook Around the Lake may need to be canceled.

5. Design Review Committee (DRC)

The DRC is seeking one additional member. Except for the two requests that arrived today, all DRC applications received to date have a decision and a letter sent to the requesting owner.

6. Liverpool Metro District (LMD)

No known changes to report.

7. CENCON

No known changes to report.

8. Spectrum Project

No known changes to report.

9. Village Homes

No known changes to report.

C. Minutes

1. Rich Valentino moved to approve the Minutes of August 12, 2013. Jeanette Moore second. The motion carried.

D. Financial Report

Rich Valentino moved and Jeanette Moore second to accept the August Financial Report. 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.
2. Bob Frazier presented a proposal from Mandil, Inc., professional color consultants for \$8K to update Greenfield's color palette and paint book. Further review in October.
3. Of the 3 color samples on the Clubhouse, the Board selected the blue that is slightly darker than the current blue. Manager will notify painting contractor of the color choice and have the painting added to the schedule for as soon as possible.

4. Clubhouse Kitchen and Restroom light fixture replacement of whole fixture or update to current fluorescent standards. Board would like a cut sheet for the replacement fixtures.
5. Parking Lot - Mike Hamrick has a paving contractor working on another estimate. Manager will add prior estimates to the October Board Packet.

6:55 PM - Sheri Brimmer arrived at the meeting.

6. Cameras - put over to next meeting
7. Card Reader - put over to next meeting.
8. Island Power - Manager will contact the Electrician to meet with Bob Frazier to review the notes and make plans and develop pricing for repairs and updates of electrical service at monuments.
9. Obtain pricing for rented holiday lights. Bob Frazier will contact Tuscany to find out who does theirs.
10. Picket fence next to the commercial property on Smoky Hill Rd. Need to determine connection of the Greenfield picket fence to their vinyl fence if the 3-rail fence is removed. The 3-rail fence is too close to the vinyl fence to be properly maintained. Also, check to see how much just to move the 3-rail fence away from the vinyl fence for maintenance purposes. Some Hillside residents close to the area want to keep a solid fence there. Sections of the vinyl fence blow down occasionally.

F. New Business

1. Signature Cards - put over to the next meeting.

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 7:48 PM.

Approved: October 14, 2013