

# **GREENFIELD MASTER OWNERS ASSOCIATION**

A NON-PROFIT CORPORATION

## **BOARD OF DIRECTOR'S MEETING**

**Monday, July 14, 2014 - 5 PM**

# **MINUTES**

### **A. Call to Order 5:02 PM**

Members Present: Sheri Brimmer, Rich Valentino, Mike Hamrick, and Jeanette Moore.

Members Absent: Bob Frazier.

Also Present: Eric Plouffe, JBK; Kim Armitage, YMCA; Rob Johnson, Village Homes; Bob Runstein; Nancy Wolfe; Jan Aleksiewicz; Darryl Thompson; Ruthann Thompson; Chris Ricketts, CMCA®, Association Manager.

### **B. Committee Reports**

1. Landscape - Eric Plouffe, JBK - Fertilizer was applied July 8. Weed spray was applied June 4, including Ash Lilac Borer spray (this is not the same pest as the Emerald Ash Borer). The fence lines were mowed (as soon as it was dry enough). Miscellaneous repairs to the sprinkler system were made.

The board asked for recommendations for erosion control at the trail fork.

2. Pool - Kim Armitage, YMCA - The umbrella pricing was reduced 50% because of the shipping delays. The shower was brought back into operation, the instant hot water heater was out for repairs. A high pressure restriction valve was added to the pump equipment. Pool plaster warranty work was completed. YMCA brushed the new plaster, the contractor is to pay for the service, hours have been submitted to the contractor. Additional chemical signs have been added to the pump house doors as required by the Fire Dept. The pool temp has been maintained as close to 83 degrees as possible.

The Board requested the YMCA keep a list of furniture that is broken or in need of repair. They do have a list and will forward a copy to management as part of the End of Season Report. The storage room lock was changed. YMCA promised to provide a copy of the key to the manager.

The Board requested pricing for sun shade sails - Other installations using the standard sizes were about \$6,000, including adding mounting posts in concrete.

3. Design Review Committee - 5 additional applications came in the last two days, otherwise all prior applications have a decision and letter to the owner.
  4. Clubhouse - There were 5 rentals in March, 8 in April, 5 in May and 3 lifeguard hours, 2 completed in June with 5 lifeguard hours.
  5. LMD - caught the man mowing their fields. He was using the hay for his horses and explained he thought he had permission from an LMD Official. He will stop mowing LMD property. An easement for the area leading to the pond will be reviewed.
  6. CENCON - no new nearby construction or changes noted.
  7. Spectrum - construction continues. The vinyl fence project was stopped at the installation of the posts until clarification and agreement to maintenance of the area between homeowner fencing and their fencing is determined.
  8. Alpert Signature Homes - change in their agenda; the public meeting has been moved to 07/15/14 at 6 PM, in the Greenfield Clubhouse.
- C. Minutes - Jeanette Moore moved to approve the Minutes of June 9, 2014. Rich Valentino second. The motion carried.
- D. Financial Report - The website line item will be reviewed. The Board is seeking proposals for pricing from contractors and residents to handle the duties of webmaster including update/refresh of the whole site and then ongoing maintenance of the Greenfield website.

Rich Valentino moved to accept the June 2014 Financial Report. Sheri Brimmer second. The motion carried.

#### E. Unfinished Business

1. DRC Guidelines Update is in progress, nearing completion. Proposed revisions will soon go to DRC members for review and input.

Some additional areas recently brought up for review include Roll-Off boxes and Storage PODS. More owners are remodeling and therefore more boxes & pods this year. Setting time limits will be the focus. At this time, it is suggested that 30 days be allowed and if needed, an extension can be requested in writing from the Board.

2. Surveillance Cameras and Clubhouse Card Reader - the quote is expected soon.
3. Island power restoration and addition - The Board is working with LMD on this project. The area appears to be LMD responsibility. LMD has some plans in the works also.

5. Landscape changes around the Clubhouse - Sheri Brimmer will be meeting with Eric Plouffe to review the proposed changes.
6. Tennis Court - crack repair. Manager has made a number of calls to the vendor to arrange inspection and proposal for repairs. To date, no call back has been received. Additional calls will be made.
7. Clubhouse window replacement is in progress. Some finish details need additional attention.

The meeting was recessed for the Homeowners Forum and Village Homes presentation at 5:50 PM.

Presentation from Village Homes of changes made to the plans at the request of Greenfield Board and residents.

At 6:55 PM, the Board met with an owner to review pending violation and how to resolve the issue. Homeowner will submit a DRC Application and detailed plans.

#### F. New Business

1. Preapproved Roofing materials are currently GAF Weathered Wood, Class 3 and Class 4. Homeowners requested expansion of the preapproved materials list. Mike Hamrick moved to add Tamko Heritage Weathered Wood. Sheri Brimmer second. DRC review is still required for any other material.

#### G. Adjournment

1. The meeting was adjourned at 8:15 PM to an Executive Session to review delinquencies and a violation hearing.

Approved: August 11, 2014