

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, September 8, 2014 - 5 PM

MINUTES

A. Call to Order 5:01 PM

Members Present: Mike Hamrick, Sheri Brimmer and Steve Rowe.

Members Absent: Bob Frazier and Jeanette Moore.

Also Present: Eric Plouffe, JBK; Payden Brown, YMCA; Michael Hayutin, Association Manager for Weststar.

B. Committee Reports

1. Landscape - Eric Plouffe – Even though we cutback the HOA's bill could remain the same or even go up if ECCV changed the Tier Allocations. Approved plantings will be installed next week; fertilization and weed spraying will be done next month; drainage canal work will also be done next month; open space mowing to be done at the end of October.

Due to approximately 3% annual increases in insurance costs under the Healthcare Act and an increase in minimum wage from \$9.85 to \$12.50 in the H2B employment program JBK will likely have to raise its pricing for next year.

2. YMCA - Payden Brown – The pool will be winterized tomorrow, including lines blown out and the pool covered. There were 28 kids on swim team and the complete usage reports should be done late this week or next week along with a closing inventory of condition, needed repairs / replacements and suggestions for next year. He will provide options for water aerobics for next year.
3. Clubhouse - no changes. 14 envelopes dropped off.
4. DRC – board members will double check on the roofing material that has been approved with greens and reds to make sure it's compatible.
5. Social Committee – so far there has not been an Adult event because no one volunteered to run it.
6. LMD – Meeting 9/15/2014.
7. CENCON – No new information.

8. Spectrum - The Greenfield Board President met with the adjacent homeowners and the contractor. All agreed to move the fence 6" off the property line. Greenfield homeowner's fence can abut the new 6' vinyl fence, but cannot tie into it.
 9. Village Homes - The Greenfield Board President will meet with the HOA attorney to discuss all Filings and CC&R's.
 10. Alpert Homes – Status of development reviewed.
- C. Minutes – Corrections noted. Mike Hamrick moved to approve the Minutes of August 11, 2014 as amended. Sheri Brimmer second. The motion carried.

The Board took a recess to address Michael Graham (6247 S. Killarney Ct.) regarding his violation letter and request for exception to allow his Sprinter Van. The Board approved unanimously an exception to allow his Sprinter Van as it is his primary mode of transportation and approximately equal in size to a conversion van.

The meeting reconvened.

- D. Financial Report - Sprinkler repairs have been high this year possibly due to an aging sprinkler system. Board will review with Eric at the next meeting. Mike Hamrick moved to accept the Financial Report. Steve Rowe second. The motion carried.

E. Unfinished Business

1. DRC Guidelines Update is in progress, nearing completion. Mike will get a final draft to the Board for review and then post to the website for homeowner comments.
2. No discussion on surveillance cameras and clubhouse card reader.
3. The Greenfield Board President is working on the power to Islands/Greenfield/LMD.
4. Eric with JBK Landscape is working on the clubhouse landscape.
5. Tennis court cracks need to be repaired. Get price to resurface for budget purposes.
6. Greenfield Board President to discuss trail and utility easements with the Association's attorney. Legal expenses to ultimately be paid by Village Homes.
7. Gazebo wood repairs – waiting on proposal.
8. Clubhouse painting completed. Waiting on certificates to pay vendor.

9. Board looking into replacement options for damaged stop sign frames.
10. Pocket park discussed.
11. Window replacement in the kitchen and lifeguard room additional work completed. The vendor will be paid the remainder

The Board took a recess to address Patti Dawkins (6576 S. Killarney Ct.) regarding her boat and trailer parking violations. The Board reviewed the parking rules and their application on both driveways and streets. The homeowner explained there were extenuating circumstances because the boat was broken and her husband was out of town. They will comply with the rules in the future. The Board agreed to not issue a fine.

The meeting reconvened.

F. New Business

1. The Board is going to review the scope of the brick work before the proposal is approved.
2. Board communications was tabled.
3. The Greenfield Board President will respond to the email from Saddlerock ACC saying Greenfield feels an 8' fence is not appropriate for the area.
4. The Board is looking into redoing the website.
5. Homes in foreclosure were discussed.
6. Spraying a dead zone or applying a metal collar to the bottom of sign posts to prevent weedwacker damage was briefly discussed and tabled so the Board can discuss with JBK at a future date.

G. Adjournment

1. The meeting was adjourned at 7:07 PM to an Executive Session to review delinquencies and have a hearing.

The Board met with Darin Carney (20738 E. Fair Lane) regarding the deteriorated condition of his basketball hoop and it remaining on the sidewalk along the street. Darin will address these issues. The Board agreed to not issue a fine. Darin received a letter addressed to a different homeowner. Weststar will correct the mailing address.

Approved: October 13, 2014