

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, October 13, 2014 - 5 PM

MINUTES

A. Call to Order 5:02 PM

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

Members Absent: Steve Rowe.

Also Present: Eric Plouffe, JBK; Paden Brown, YMCA; Christie Giardino;
Ariana Ceseres; Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe - Edging in front will be re-planted; turf will be fertilized one more time this year; the irrigation systems have been blown out; 4 backflow prevention devices are stored for the winter (\$120); Clubhouse bushes have been pruned; native grass areas are scheduled to be mowed when ground is dry enough in the next week or two; the native drain needs to be revamped; and the 2014 contract was signed last year for two years, 2014 and 2015. Labor costs have gone up 15% this year.
2. YMCA - Paden Brown - The year-end report was sent via email to the Board and is in the packet for this meeting. YMCA will obtain pricing for the sail-type shades. The pool has been winterized, with a special note to the piping in the pump room. The YMCA is planning for swim lessons, swim team and a possible aerobics classes (easy & hard) for the 2015 pool season.
3. Clubhouse - no changes.
4. DRC - All applications have a decision and notice sent to the requesting owner. Some owners have used materials not on the Approved Materials List and have not submitted the requisite DRC application form. The manager will send letters from the Board.
5. Social Committee - Spook Around the Lake is scheduled for October 11, 2014. The Committee needs a volunteer to organize the Adult Social. All other events have a lead person.

Bob Frazier will organize the Holiday Decorations Contest again. More lights are desired.

6. LMD - Greenfield representatives are working with LMD in regards to the island electrical power, lighting and holiday decoration possibilities. Additional trees that suffer from Chlorosis, or are dead will be replaced one at a time, over time by LMD. It was noted that the pond has not been dredged yet and it is still needed.
7. CENCON - No changes.
8. Spectrum - The project is progressing. The fence acceptable to neighboring owners was installed.
9. Village Homes - the Board President is meeting with the Association's attorney to review the proposed easements.

Annexation of their 35 homes will require approval from the Greenfield Board, and approval of 67% of all Greenfield Owners. The cost of the process for review, meeting mailings and voting will be borne by Village Homes.

10. Alpert Homes - Two hearings are scheduled for November.
- C. Minutes - Jeanette Moore moved to approve the Minutes of September 8, 2014. Sheri Brimmer second. The motion carried.
- D. Financial Report - The pool contract expense was showing up in the wrong place on the financial report, a software re-build fixed the issue. Mike Hamrick moved to accept the Financial Report. Jeanette Moore second. The motion carried.

E. Unfinished Business

1. At 6395, B of A removed the dead trees, left the stumps and broke the fence rail. Manager will send a violation letter. Other violations will be noted and included.
2. Property Inspections tabled to New Business.
3. Add Roll-Off Boxes and Dumpster Rules to the November Agenda.
4. RV and Trailer parking and time frames reviewed. No changes were made. CC&Rs Section 5.11 (b) restricts parking in Greenfield, including that overnight parking is prohibited for RVs, trailers, oversized vehicles, boats or equipment. However, temporary parking for loading is permitted.
5. Power to islands - Mike Hamrick is working with LMD on that project.
6. Clubhouse Landscape - Sheri Brimmer is working on that project.
7. Trail and Utility Easements - Mike Hamrick will meet with the Association's Attorney.
8. The Board is still looking for a replacement webmaster.

F. New Business

1. Holiday Lights - Bob Frazier will coordinate the Decorating Contest again this year. Also, a request and recommendation for additional lights was submitted. Mike Hamrick moved to expend up to \$2,500 for additional holiday lights. Sheri Brimmer second. The motion carried. Bob will place an order for additional holiday lights of all colors, same as 2013, not just clear.
2. The board's budget meeting is set for November 6, 2014 at 6 PM.
3. A basketball hoop letter will be sent to 6483 to fix the broken sand bags and remove broken parts.

The Board took a recess at 6:29 PM, for a Homeowners Forum and to issue access cards to owners.

The meeting reconvened at 7:05 PM.

4. Super Scrubbers janitorial service is to clean the Clubhouse after Spook Around the Lake.

G. Adjournment

1. The meeting was adjourned at 7:10 PM to an Executive Session to review delinquencies.

Approved: November 10, 2014