

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, November 10, 2014 - 5 PM

MINUTES

A. Call to Order 5:14 PM

Members Present: Steve Rowe, Mike Hamrick, and Jeanette Moore.

Members Absent: Sheri Brimmer & Bob Frazier.

Also Present: Eric Plouffe, JBK and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe - Fertilizing completed, weeding completed, a drain installed in the play area and the sprinklers have all been blown out. All back flow devices have been stored at the yard to prevent theft. Clubhouse plans and options were presented for review and selections. Once selected, pricing can then be determined. For budgeting purposes, overall, it is expected to be around \$35, or \$10K per area.

Inquiries about biodegradable doggie bags were made previously. A company that made them to fit their holders a few years ago came and went. The manufacturers specialize their holder and bag size so they are not interchangeable and none of them are currently making biodegradable bags.

It was asked if reflectors would be recommended in certain areas for snow plowing. That would be looked at. One concern mentioned is if the reflectors would disappear.

Mulch or bark replenishment may be added to the schedule for next spring or 2016. The prior history will be looked in addition to the need.

Landscape Contract is for 2014 and 2015, there will be no change in the contract amount for 2015.

2. YMCA - No changes noted.
3. Clubhouse - Carpet and furniture will be evaluated by the board for possible replacement in 2015 or 2016.
4. DRC - All applications have a decision and notice sent to the requesting owner. Sarah Hanson was appointed Chair of the Design Review Committee.

5. Social Committee - Spook Around the Lake went very well. The Committee needs a volunteer to organize the Adult Social. All other events have a lead person. The next social event is the Holiday Social and is scheduled for Saturday, December 13, 2014. An announcement will be emailed and mailed to all owners along with the Official Budget Ratification Meeting Notice.

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.
7. CENCON - No changes.
8. Spectrum - The project is progressing. The fence installed is acceptable to most neighboring owners. After a number of opportunities to offer input on the fence prior to installation, one owner lodged a complaint after installation was completed.
9. Village Homes - the Board President met with the Association's attorney to review the proposed easements. Village Homes agreed to pay for the attorney fees. The Association's Attorney outlined the procedures to follow for easements and possible annexation. There is a process that is strictly limited to 60 days for a vote of all owners for annexation to Greenfield. Village Homes has agreed to pay for the process. The Manager will mail the ballots, collect the ballots and bring them to a meeting to be opened and counted by representatives of Village Homes, the Greenfield Board and Greenfield's Legal Counsel.

Annexation of the 35 house that Village Homes will be building will first require approval from the Greenfield Board, and then approval of 67% of all Greenfield Owners. The homeowner approval process must be done within 60 days.

10. Alpert Homes - Two public hearings are scheduled for November.
- C. Minutes - Jeanette Moore moved to approve the Minutes of October 13, 2014. Mike Hamrick second. The motion carried.
- D. Financial Report - Mike Hamrick moved to accept the October 2014 Financial Report. Jeanette Moore second. The motion carried.
- E. Unfinished Business
1. The 2015 Budget Proposal is in progress.
 2. The 2014/2105 Insurance renewed with a small increase in premium.
 3. The manager has contracted a mason to look at all common brick columns to obtain a bid for any needed repairs. The bid is expected at the next meeting.

4. SPCS is in progress making wood repairs to the three gazebos in order for the painter to complete the painting contract for the Clubhouse and Gazebos.
5. Design Standards Manual review in progress.
6. Surveillance cameras & Clubhouse Access Card Readers put over to a future meeting.
7. Power restoration at some Islands - Board President will be meeting at the Weaver entrance with The Electrician. Mike Hamrick moved to expend up to \$12,000 to make the repair/restore power to islands and proposed lighting improvements to the islands and all entrance monuments, including standardizing and modernizing fixtures. Jeanette Moore second. The motion carried.
8. Clubhouse Landscape - Improvement Plans were provided to Sheri Brimmer for review.

F. New Business

1. Budget Ratification Meeting of the Members was set for December 8, 2014 at 7 PM.
2. Auditor's Letter of Agreement was approved and signed.
3. Officer Assignments were reset:

President	Mike Hamrick
Vice President	Sheri Brimmer
Secretary	Steve Rowe
Treasurer	Jeanette Moore
At Large	Bob Frazier

4. The 2015 Tennis Court cleaning proposal from Game Set Match was approved and signed.
5. Perimeter Gates - this was put over to a future meeting.
6. Owners that continue to short pay \$5 per month are to be sent a final letter and will have a late charge added to the account.
7. The Association's attorney re-affirmed the CC&Rs Section 5.11 (b) found on pages 15 and 16, that parking of certain vehicles, including trailers, RVs, boats,

jet skis overnight is prohibited on Greenfield streets and visible on lots. These vehicles may be parked inside a garage behind the closed garage door.

8. The Board considered 6607's fines and is willing to waive them if the owner agrees to abide by the Association's trailer overnight parking restrictions as found in Section 5.11 (b). Manager will draft and send a new letter for the Board to review and approve along with a copy of the prior letter and a new deadline of 2 weeks to respond.

G. Adjournment

1. The meeting was adjourned at 6:30 PM.

Approved: December 8, 2014