

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, December 8, 2014 - 5 PM

MINUTES

A. Call to Order 5:10 PM

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

Members Absent: Steve Rowe and Bob Frazier.

Also Present: Rich Valentino, Darryl Starman, Bill Swanson and Chris Ricketts, CMCA®, Association Manager.

Bob Frazier submitted written notice of resignation and it was accepted by the Board. The Board appointed Rich Valentino to the vacant seat to complete the term that expires August 2015. Rich was appointed Member at Large.

President	Mike Hamrick	2015
Vice President	Sheri Brimmer	2015
Secretary	Steve Rowe	2016
Treasurer	Jeanette Moore	2016
Member at Large	Rich Valentino	2015

B. Committee Reports

1. Landscape - No changes noted.
2. YMCA - No changes noted.
3. Clubhouse - No changes noted.
4. DRC - All applications have a decision and a notice sent to the requesting owner.
5. Social Committee - The next social event is set for December 13th.
6. LMD - No changes noted.
7. CENCON - No changes.
8. Spectrum - A large electrical box was installed. The Board President will contact the Spectrum Representative Bernida Egging for more information related to property lines or easements.
9. Village Homes - No changes noted.

10. Alpert Homes - The project was approved by the City.

C. Minutes - Jeanette Moore moved to approve the Minutes of November 10, 2014. Mike Hamrick second. The motion carried.

D. Financial Report - The manager will check on the DCC fence painting invoice; was it paid and which line item was it coded to? Mike Hamrick moved to accept the November 2014 Financial Report. Jeanette Moore second. The motion carried.

E. Unfinished Business

1. Brick Columns - The Brick Doctor is evaluating the columns and preparing a report for repairs. It is expected to be ready for the January meeting.
2. The wood repairs on the gazebos have been completed, except for a couple of little items. The vendor will be requested to finish so the painter can paint.
3. Trail & Utility Easement still under review.
4. Clubhouse painting invoice - waiting for insurance certificate from vendor's agent.
5. DRC Standards Manual Update - for final Board review at January 2015 meeting.
6. Power to islands has been restored.
7. Landscape plans for the clubhouse - manager will contact JBK rep and request a copy be sent to the board as soon as possible.
8. Tennis court gate mag lock has been damaged again by vandals. Key Rite made some temporary repairs. One of the plates was cracked and needs to be welded. Key Rite is arranging for their welder to come out and weld the plates together.
9. Holiday Lights - the Lighting and Decorating Contest attracted only one entrant this year. The manager sought bids from lighting contractors and holiday decorating specialists. Fusion Lighting came in with a bid at \$6,072 which was approved by the Board. Installation of the holiday lights was scheduled for as soon as possible following the Thanksgiving weekend.

F. New Business

1. IREA is changing its billing practices for commercial accounts; it is going electronic. Greenfield is already set up for automatic payments. The paper invoicing will cease and only emailed invoices will be sent to accounting. Greenfield has 10 accounts with IREA. IREA does not add a surcharge to commercial accounts for electronic billing or payments.

2. Tennis Court - Manager numerous times attempted to contact the tennis court coating vendor to repair cracks in 2014 without success. Another vendor, Renner was tried, they suggested waiting until Spring 2015, removing the asphalt surface and then coating the concrete. Renner inspected the court a couple of years ago and reported the cracks were in the asphalt only and not in the concrete. Renner also stated that a number of other HOAs had removed the asphalt and coated the concrete instead and the cost would be in the neighborhood of \$8,700. The Board would prefer to repair or replace the asphalt and then resurface it. The playing surface would be too different without the asphalt. Manager will obtain a quotation to have this performed in Spring 2015 by Renner, and a second quote for Coatings, Inc., if they will respond.

Game Set Match cleans the courts quarterly, adjusts the nets periodically and attends to the wind screens seasonally. Manager will ask JBK if they will empty the small trash cans at the ends of the nets on a weekly basis.

3. Manager will ask JBK for pricing of an additional doggy station or two.
4. The Board assessed a \$25 fine for multiple overnight trailer parking at 20436 and suspended the fine. Any future allegation of a new violation will result in reinstatement of the suspended fine, a hearing and the next level of fine if the allegation is found to be true at the hearing. Manager is to draft a notice letter for the board's review.

G. Adjournment

1. The meeting was adjourned at 6:29 PM.

Approved: January 12, 2015