

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, February 9, 2015 - 5 PM

MINUTES

A. Call to Order 5:02 PM

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

Members Absent: None.

Also Present: Colin Donovan, Renner Sport Surfaces; Marco Borrega, YMCA; and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - No report this month.
2. YMCA - Marco presented information of the sun shades obtained from various suppliers for board review. Some include materials and installation options. Other just materials, the Association would need to install some other way.

Replacement and additional furniture was reviewed. When an order is placed, the manufacturer needs 3-4 weeks lead time. On an order of \$3K, the shipping would be an additional 12%.

The wader pool was covered, it took two tarps and was tied off instead of 5 gallon buckets originally suggested.

Swim Team and Swim Lessons dates have been tentatively set for two 3 week sessions to coincide with school vacation times.

Aerobics Classes for adults and possible Zumba in the pool was reviewed. An email blast will solicit homeowner interest.

The 2015 YMCA maintenance and life guard contract has not been received. Marco will check with Kim. Also noted was the desire for the option to extend the season 2 weeks depending upon weather. That was in the 2014 contract but not used, the weather was not conducive to keeping the pool open beyond the standard Labor Day close date.

3. Clubhouse - No report.

4. DRC - The DRC has a 90% approval rate on applications submitted in 2014. All current applications have a decision and a notice sent to the requesting owner.
5. Social Committee - The Annual Egg Hunt date is forthcoming soon. Also, a date for the BBQ in the Park.
6. LMD - New signs have been added at the pond.
7. CENCON - No changes.
8. Spectrum - The surrounding 3 rail fence needs to be painted. Spectrum stated at one time they want an easement to maintain or remove the fence. An electrical box was installed and it appears to be on Greenfield property. The Board President will be in contact with the Spectrum Rep to either move the box, or establish an easement.
9. Village Homes - The Village Homes rep met with the Board President and Manager to review the proposed easements. Additional changes are needed to the utility easement. A temporary or construction easement is needed into a small part Tract I in order to connect the sewer line to the existing. A 30' easement for digging spoils may be too big as the some of the area needed could extend into private yards where the HOA Board does not have the authority to grant an easement. Village Homes plans to scale back the Tract I easement request and add an expiration component.

All member voting on the Annexation will require a mailing that Village Homes will pay for. The manager has a mailing service that can handle sending a double blind ballot mailing to all owners. The voted ballots will be held by the manager, unopened, until a joint counting meeting is scheduled.

10. Alpert Homes - The project was approved by the City. No other information or contact from the developer.
- C. Minutes - Jeanette Moore moved to approve the Minutes of January 12, 2015. Steve Rowe second with two changes, add \$11,320 to the proposal section to the Clubhouse Landscape bid and make a paragraph after the mulch note. The Minutes were approved.

Rich Valentino arrived at 6 PM.

- D. Financial Report - The Trash Removal contract caps rate increases at 3% per year. The start date of the increase was one month different from the dates used in the budget prep process, a net of \$228 over expended for 2014.

The financial report does not show land, clubhouse or pool on the Balance Sheet. The manager will find out from the accountants why not.

Mike Hamrick moved to accept the Financial Report. Steve Rowe second. The Financial Report for January 2015 was accepted.

E. Unfinished Business

1. Clubhouse Landscape - additional questions for JBK.
2. Clubhouse management - no changes and the rental fee will stay at \$30 for now. The board may consider sending out a survey.
3. Perimeter fences and gates will be looked at during the annual Spring Walkthrough.
4. The Hillside Fence will be looked at during the annual Spring Walkthrough.
5. Brick Pillar repair bid came in higher than expected. Manager checked with JBK per the Board's request; they don't do this type of work. Manager will seek additional bids. This will be looked at during the annual Spring Walkthrough.
6. Still need workers comp cert, liability cert and W-9 from the painter. Their invoice was submitted in July and cannot be paid until the paperwork is complete. Gazebo re-painting is still needed and part of the contract. Separate additional woodwork was needed and was completed several months ago.
7. Surveillance Cameras. Board president is still working with a vendor to generate a plan and bid.
8. Additional bids for tile replacement in the Restrooms will be sought, also bid from Steam King to just clean the floor tiles with their high-pressure steam system.
9. After the Board has a chance to review the Sun Shade sails literature, it was decided that after obtaining pricing and installation information, it would be best to try one at the wader pool where there is no shade at all.

F. New Business

1. The tennis courts have a number of cracks and other deficits to the playing surface. In 2014, the vendor that usually does the surface repairs was not available for phone calls and did not return the manager's messages. The manager contracted Renner Sport Surfaces to submit pricing for repair work.

The tennis court base is post-tension concrete. The cables inside the concrete prevent cracking. It is nearly unheard of for post-tension concrete to develop cracks. Only the surface asphalt is cracking, it is 15 plus years old. Asphalt becomes hard and brittle with age.

Three options were submitted by Renner. The Renner rep, Colin Donovan, came to the meeting and explained each option. The longest lasting, most cost effective repair presented was Option 2, the 15 year plus old ½ inch asphalt layer would be removed, the post-tension concrete surface smoothed and the color coating applied to the concrete, then the lines painted. To remove the asphalt

and replace it with new would be about \$80K. Colin also noted that the Nova Pro-bounce surface was an option of about \$90K.

Option 1, \$11,500 - repair asphalt cracks, re-do surface coating, paint lines. This does not carry a warranty. Colin stated this would very certainly crack again with winter freeze/thaw. About a week to start and complete. Warm weather required.

Option 2, \$32,408 - remove asphalt, smooth concrete (about \$3,000 for two days of "diamond grinding"), apply the surface coating and paint lines. About two weeks to start and finish. Warm weather required.

Option 3, \$50,652 - remove asphalt, change net posts to account for height change, add 2" of new asphalt, coat surface & paint lines. This would require removal of part of the fence, and trucks on the lawns. About 3-4 weeks and warm weather required.

Option 4, Nova Pro-bounce; remove asphalt, add synthetic turf, add granules and add a liquid latex binder, apply surface coating and paint lines. Colin will obtain pricing. It is expected to be between \$90K and \$100K. About 3-4 weeks in warm weather.

Option 5, replace with two new courts, between \$130,000 and \$150,000 plus independent re-landscaping.

The work cannot begin before late April or early May depending upon temperatures which cannot drop below 40 degrees during this process.

2. Tennis Court repairs - Mike Hamrick moved to accept Option 2 at \$32,408 with diamond grinding at \$3,000. Jeanette Moore second. The motion carried. Signing of the contract will be done after the Nova Pro-bounce bid is received. Manager is to request the work be added to the schedule at Renner for May.

G. Adjournment

1. The meeting was adjourned at 8:15PM.

Approved: March 9, 2015