

GREENFIELD MASTER ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, August 9, 2010 - 4 PM

MINUTES

1. Call to Order at 4:01 PM.

Board Members Present: Shannon Scott, Shirley Kirkwood, Dean Lundell, Ken Hume & Scott Whitney.
Board Members Absent: None.
Also Present: Bryan Carruthers, Consilium Partners and Chris Ricketts, CMCA®, Association Manager.

2. Committee Reports

A. JBK - Landscape

1. Cage installed on backflow prevention device service clubhouse and pool.
2. Other items reported, see JBK attachment

B. Clubhouse Report

See Clubhouse Report attachment.

C. Architectural Design Review Committee (ARC)

1. The board will take a look at the blue house that has a combination of red and white trim. The paint was approved in May 2010 by the ARC prior to painting.

D. LMD

1. No report at this meeting. LMD not present at this meeting.

E. CENCON

1. No update for this meeting.

F. Pool Update

1. Consilium Partners Bryan Carruthers reported that the permitting process was slower than anticipated. The permit to build the pool is expected in the next few days. The City of Centennial will send an inspector out to inspect the rebar prior to installation. The City will meet with White Construction on August 10th. In order to meet the November 25, 2010 construction deadline, White Construction is requesting permission to work on weekends for some of the quiet work. The rebar tying and installation portion is probably the last of the quiet work. Short delays will not cost the Association more on this project. At this time, the Board is okay with allowing the deadline to slip a few days and will take a look at possible weekend work again in the future if needed.

2. Electrical service at the clubhouse and pool is under review by the electrical engineer. Preliminary estimates put the increase to the cost of the project to increase electrical capacity to accommodate pool filtration equipment at about \$15,000.
 3. Pavers were discussed and cost more than concrete. We will continue with concrete. The deck will be on piers that lead to bedrock. This will eliminate the ground shifting problems. The fill soil used under the original pool is not typical for this area. French drains will be in place on the upside of the hill behind the pool. Over the next two weeks, they will drill the holes for the pool and deck piers and sink the caissons and install the rebar.
 4. Pool tile colors were selected.
 5. The gunite will be white with blue specs.
 6. More than 50% of owners paid the first \$840 installment of the Pool Special Assessment. The monthly amount for the first 4 installments will be determined over the next 3 to 5 days. Coupons will be mailed to owners. The contingency amount of \$328 will be due by the end of November. Owners that do not pay that by the end of November will be go onto the payment plan beginning in January 2011.
 7. Bryan Carruthers reported that they found the pool mechanical building was mud-jacked at one time.
- G. A notice was sent to the owner of record to paint the house at 6257 S Killarney Ct. and was disputed. The Board will take a look at this after the meeting. If needed, the manager will send a letter to the owner to re-paint the house.

3. Minutes

Dean Lundell moved to approve the Minutes of July 12, 2010. Shirley Kirkwood seconded. Shannon Scott, Shirley Kirkwood and Dean Lundell voted to approve the motion. Ken Hume and Scott Whitney abstained.

4. Financial Report

- A. Dean asked why the total for an income line item was \$365,400 when there was only two months showing income for \$54,160 and \$11,240. The manager will obtain the answer from Accounting and will let the Board know. *(After this meeting, Accounting provided the answer: The Accounting Software will truncate or round. For this report, it was set to truncate. The actual income amounts were \$354,160 and \$11,240 for a total of \$365,400. Future reports will be rounded to show the larger number and drop the pennies.)*
- B. The Financial Reports were accepted pending answers to the above question.

5. Unfinished Business

- A. City of Centennial Pedestrian & Bicycle Trail Easement Agreement was approved by the Board as modified and reviewed by the Association's attorney. Manager will check with Gary Wilson, City of Centennial on the next step of this process.
- B. Fencing Policy and Design Standards Manual for Greenfield is in progress. The Design Manual is being retyped since only paper copies were available.

- C. YMCA Pool contract will be reviewed as progress is made on the rebuilding of the swimming pool.
- D. The Board's Project List is in revision and will be up for review at the September Board Meeting. There will be a change in at least two seats at the August 2010 Annual Owners Meeting.
- E. Monument lighting. Shannon noted various lights out and sent the list to the manager. The manager contacted the electrician that worked on similar issues late 2009 to come out and make repairs and bulb replacements. The lighting work should be done by this meeting.

6. New Business

- A. Signature Cards will be obtained for the September board meeting. Each board member will need to provide a copy of a photo ID to the bank (as required by Dept. of Homeland Security).
- B. Stop Sign posts need to be repainted. Some have wood problems and others a multitude of staples. The manager will obtain bids to repaint stop sign posts. A suggestion was made that maybe the posts could be changed out to concrete. A check with the city or county would be needed to determine if concrete posts would be allowed. This may be an appearance item also.

7. Schedule Next Meeting

September 13, 2010 - 4 PM at the Greenfield Clubhouse. Homeowners' Forum begins at 5:30 PM

8. Adjournment

This meeting was adjourned at 5:16 PM.

Approved: September 13, 2010