

GREENFIELD MASTER ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, September 13, 2010 - 4 PM

MINUTES

1. Call to Order at 4 PM.

Board Members Present: Shannon Scott, Ken Hume, Scott Whitney, Cathy Wise and Steve Rowe
Board Members Absent: None.
Also Present: Adriane Krames, Eric Plouff, Carrie Houck, Bryan Carruthers, Consilium Partners and Chris Ricketts, CMCA®, Association Manager.

2. Committee Reports

A. JBK - Landscape

1. The contract is for two (2) years. The amount for 2011 will remain the same as 2010.
2. The second aeration is scheduled. The fence lines have been mowed and sprayed. The final mow of the season is the last week of September.
3. ECCV water usage is up by 200K gallons in tier 2. This will be checked and usage monitored.
4. A wet area was reported and may be a homeowner's system. This will be monitored also.
5. Two trees were cut down overnight on East Fair Avenue near the pond. The debris was removed within a day or two, presumably by the unknown person(s) that cut down the trees. The trees may have been Russian Olives

B. Pool Area

1. Project Manager will be meeting with the designer and review the budget.
2. There are some trees in the construction zone that cannot be watered as the irrigation system was turned off to the pool area and clubhouse. Project manager will work with White Construction to water the trees, perhaps a tanker truck. If the trees do not survive the pool replacement project, a plan for White Construction to replace the trees with similar types and sizes after the pool project is completed will need to be prepared and implemented. JBK can truck in water for \$300 to hand water the trees.
3. Project Manager spoke with a resident owner about wheel chair access to the area where the small gazebo near the clubhouse is located. The concrete ramp is in the construction zone fence and will be available again after the pool project is completed. There is a fully paved walk way with ramps from the other side that can be used to access this gazebo. There are two other larger gazebos that can be accessed from existing walkways.
4. Eric at JBK will prepare a proposal for irrigation system changes needed by the pool and cost of replacing plants lost in the pool construction project.

5. The Centennial permitting process took about 7 days longer than expected. Some quiet work can be done on the weekends to assist in meeting the contractual deadline.
 6. Electrical Upgrade planning and pricing is in progress. Options include automatic pump switching or manual pump switching. Automatic will require a larger capacity electrical service. Manual will cost somewhat less but can lead to having the filtration system not operational for periods of time. If filtration is off for sufficient amount of time, the pool would need to be closed while the water was brought back to specs. The board would prefer the automatic pump switching equipment in order to keep the pool operational the greatest amount of time. Electrical service will include planning for automatic pump switching.
 7. Backstroke flags are a delete option with credit back. Backstroke swimmers present report they use other permanent markers in and around the pool. Backstroke flags will not be added.
 8. A coping coating at the edge of the pool that carries a 5 year warranty was offered, it is available in colors and the typical life time is between 5 and 10 years. The board declined this option as a \$3,500 to \$4,000 savings will be realized.
 9. Rebar is in place. Concrete pouring for the deck and pool shell is scheduled. The project deadline of November 30 is in sight and likely to be met. Application of the gunite can be done in November or next spring. The warranty clock will start at the first pool startup. White can do either but suggests next spring so that they will do 3 startups and the warranty will begin next spring. Concerns include projects delays next spring which could lead to delays in opening the pool in 2011. This item will be put over to the next meeting in October.
 10. The pool expenses are currently under budget.
 11. The lighting fixtures around the pool are showing signs of corrosion, but also, some interior modifications had been made prior to this project. The lights can be returned to service, but that would be without any warranty. Bryan will obtain pricing for replacement lighting fixtures for the October meeting.
 12. Clubhouse/Pool parking lot options include either a slurry seal, or asphalt removal and fix the soil condition causing some parking lot problems. This will be put over to the October meeting.
- C. Carrie Houck reported that she had visited a property that had a large open space where they installed a sand volleyball area and net. She suggested the Board take a look at installing one at Greenfield. The board will look at this idea. The board thought that the area near the larger playground and detention pond area may be a viable location. Location next the pool is likely to be too small. There was concern about keeping sand in a berm, off the pool deck and out of the pool. Some locations with a sand court are likely to attract wild critters.
- D. Stop Sign Posts
- Manager obtained bids from two (2) painters to pull staples, fix splits/holes in the wood, prime and paint sign posts. Suggested for the posts where the weed whackers are chewing away the wood at the bottom included flashing around the area. Item tabled.
- E. Clubhouse/Social and ARC
1. Clubhouse Manager will obtain 3 bids to clean the clubhouse: for regular cleaning, for cleaning after private use and for emergency cleaning. When the pool project is completed, the clubhouse will be cleaned. Prices for re-painting the Clubhouse interior are needed.

2. The Clubhouse manager requested the clubhouse rules be posted on the website.
3. A Spook Around the Lake will be held at the lake on October 23, 2010 from 1 to 3 PM. This is one event that can be held while the clubhouse is closed. This will be canceled if the weather is poor that day.
4. Wayne Krailcek resigned from the ARC. He sold and moved. Stephanie Holtman was added to the ARC team. ARC is still looking for one more new member.
5. ARC is short one paint book for each Board Member to have a copy. The ARC has 3 paint books for owners to check out and return. ARC is working with Kwal to generate new paint books. Also, ARC is working with Sherwin Williams to prepare new paint books for 2011.

F. LMD

1. The LMD Fall Walkthrough is scheduled for Monday, September 20th at 8 AM to start on the up hill side.
2. The pond is too shallow. Dredging will be scheduled for next fall. The dredging work is expected to cause odors to be noticeable for a limited period of time.
3. The next Dumpster Day sponsored by LMD will be October 16, 2010.
4. The next LMD board meeting is scheduled for November 15, 2010. Greenfield and Hillside owners are welcome to attend.

G. CENCON

No changes to report at this meeting.

3. Minutes

Shannon moved to approve the minutes of the August 8, 2010 Board meeting. Ken Hume seconded. The minutes were approved. Cathy Wise and Steve Rowe abstained as they were not present at the August meeting.

4. Financial Report

- A. Ken Hume moved to accept the August 2010 Financial Report. Scott Whitney seconded. The Board accepted the August 2010 Financial Report.
- B. Questions about the Member Balances list included why are some on this and others not, and does the board need this section in the report. The Member Balances list only shows member balances owing and those with credits. Owners with a zero balance are not on the list. The Board wants the list to be prepared, but left out of future packets.
- C. Members with balances of three (3) or more months due that have had notices sent are to be sent to the attorney for collection.
- D. The file of a member with a house & fence in need of repainting, yard needing to be weeded, watered & maintained, batteries in the side yard removed and their delinquent account will be sent to the collections attorney, Richard Schroeder. A copy will also be sent Association attorney Myra Lansky to be kept on file. The member asserts the house does not need to be painted, is contesting dues charges and reports that they don't live there. County records show the member as the owner and the Association Documents make the member responsible for the upkeep and maintenance of the house and yard while the owner.

5. Old Business

A. Centennial Trail Easement Agreement

This was reviewed by the Association's Attorney, approved and signed by the Board. Recently, Centennial received notification of Planning Dept. requirements which is forcing a change in the project. Once the issues Centennial faces are worked out, a new agreement will be generated for review by the Greenfield Board and attorney.

B. YMCA contract is on the agenda to keep the item open for the 2011 pool season.

C. The Design Standards Manual for Greenfield is under update and proposed revision.

D. Sign Post Clean up and Repainting. (See B-11.)

Two bids were received for the board's review. Comparisons were made and questions were brought up about pulling staples, filling wood deficits and type of materials to be used. The Board will select the vendor via Action Without a Meeting after answers are received.

E. Monument lighting out on the south side of E Euclid Dr is out. Prior information received by the Board is not clear enough about the problem and therefore the resolution to the issue. The manager will contact the electrician to meet on site and determine what is needed to correct the problem. Manager will check the 2009 invoices to locate the electrician used.

6. New Business

A. Board Organization

The board appointed the members to the following Officer Positions on the Board:

President	Shannon Scott
Vice President	Cathy Wise
Secretary	Steve Rowe
Treasurer	Scott Whitney
At Large	Ken Hume

Website/Email Response Schedule

September	Shannon Scott
October	Ken Hume
November	Scott Whitney
December	Cathy Wise
January	Steve Rowe

B. Greenfield Gazette

Each board member will write and submit an article for the October 2010 Edition of the Greenfield Gazette to be submitted by September 24, 2010. Publication will be the first week of October 2010 via email and some copies made available at the Clubhouse.

C. September house, yard and fence walk though for Filings 1 through 6 are to be completed by the end of September. Letters will be prepared and sent by the Association Manager.

- D. Steve Rowe pointed out that some equipment covers are in need of paint to cover the graffiti along Killarney open area. Manager will contact Qwest to find out what color is used. And ask if they will paint them.

7. Schedule Next Meeting

October 11, 2010 - 4 PM at the Greenfield Clubhouse. Homeowners' Forum begins at 5:30 PM

8. Adjournment

This meeting was adjourned at 7:40 PM.

Approved: October 11, 2010