

GREENFIELD MASTER ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, January 24, 2010 - 4 PM

MINUTES

1. Call to Order at 4 PM.

Board Members Present: Shannon Scott, Ken Hume, Cathy Wise & Steve Rowe.
Board Members Absent: Scott Whitney.
Also Present: Bryan Carruthers, Consilium Partners and Chris Ricketts, CMCA®,
Association Manager.

The regular meeting scheduled for Monday, January 10, 2011 did not have a quorum and was rescheduled to January 24, 2011 at 4 PM.

2. Committee Reports

A. JBK - not present

B. Clubhouse - not present

The Clubhouse is open again. The first rental was January 15, 2011. The Clubhouse rental rate will continue at \$30. Owners are to contact the Clubhouse Manager to arrange a rental, Adrienne Krames - 303 680-5120.

C. Social Committee - not present

D. Architectural Review Committee (ARC) - not present.

The new Paint Books are under review.

E. Pool Update

1. The new Access Control card reader at the tennis courts is in place. There is a bush in front of the reader that needs to be relocated. The interior button to open the electromagnetic lock has a sign posted. The initial system programming to open the gate will be set for 20 seconds. Adjustments to the un-latch time are made remotely from the office.
2. Erosion control straw matting will be installed on the bare ground areas in the near future.
3. The electrical panel is installed. Next is the inspection and when it passes, a meter will be installed by IREA. This will restore full power to the Clubhouse and pool equipment.
4. The pool construction is to be done by May and final numbers will be available then. The final amount for the \$328 portion of the Special Assessment can then be calculated. At this time, we can make a rough estimate and it appears the final amount will be less than \$328. The payment deadline has been extended for those paying lump sum. The owners that selected the monthly payment option are to pay \$32 per month in 2011. A letter to owners with details will be sent by the Board in the next two weeks.

5. The manager will generate a form to record the Access Control Key Card Numbers for record keeping and to assist with the card distribution at the Clubhouse.
6. Access Control Key Card distribution periods will be held in the Clubhouse on the following dates:

Saturday, February 26, 2011 - 8 AM to Noon

Monday, March 1, 2011 - 6 to 8 PM

Sunday, March 6, 2011 - 12 to 4 PM

Thursday, March 10, 2011 - 6 to 8 PM

Key cards will be issued to the Owners of Record only. A photo ID will be requested at the time the card is issued. Replacement cards will be \$10 each. A second card will be issued when a request and \$10 is received at the manager's office. If an owner is not able to make the Clubhouse Distribution dates noted above, send the manager a written request. A card can be sent via mail to the owner's address of record. Cards will be activated for the tennis courts on or about March 11, 2011. Activation of cards for the pool gate will coincide with the Re-Opening of the Pool.

Owners that lose their card are to contact the manager as soon as possible. Lost cards will be de-activated. Replacement cards will be issued upon receipt of a written request and a \$10 check or money order.

When an owner has an overdue account balance, cards will be de-activated on or about the 11th. Once a delinquent account balance is cleared up, the card will be re-activated. Re-activation will occur Monday through Friday only. Allow two (2) weekdays from receipt of payment for reactivation.

F. LMD - not present.

Reports of children or teenagers playing on the thin ice that formed on the pond have been received and the tracks on the ice are apparent. This is not a play area and the thin ice is very dangerous. No one should be in or on the pond at any time.

G. CENCON - Not present.

3. Minutes

Cathy Wise moved to approve the Minutes of December 13, 2010. Steve Rowe seconded. The motion carried.

4. Financials

Shannon Scott moved to accept the Financial Report of December 2010. Cathy Wise seconded. The motion carried.

5. Unfinished Business

A. Centennial Trail to complete the connection across Greenfield is on hold. The City of Centennial discovered some problems they have to resolve before an agreement can be signed.

B. YMCA Contract

The 2009 and the 2011 contracts were present. Shannon Scott will compare the two. This will be on the agenda of the January 2011 meeting.

White Construction will provide training on the new pool filtration and heating equipment as well as a DVD for future training of the YMCA lifeguards.

Cathy Wise will be the Board's contact person for swim team scheduling and other pool event scheduling. This will be coordinated with the Clubhouse Manager to prevent event and rental conflicts.

- C. Project List will be updated at the completion of the pool reconstruction project.
- D. DRC Guidelines conversion to an editable electronic form are about 50% complete.
- E. The large commercial lot at Smoky Hill and Liverpool foreclosed and sold. The fencing belongs to the property and needs to be re-painted. This will continue to be monitored. Contact will be established as soon as possible. Requesting that the new owner re-paint their fence will be on the agenda.
- F. Clearwire contract is pending. The site map showing the 8' x 8' fencing Clearwire will install around their equipment shows the gate on the wrong side. The manager will contact the Clearwire representative to have a change made in the drawing. This appears to be the last item that is in need of change. Once the change is accomplished, the Board President will sign the contract, it will be notarized and sent via FedEx to Clearwire in Washington.
- G. Restoring lighting at the East Euclid entrance is progressing. New wires will need to be pulled. A conduit is being installed. Side boring will be done to avoid digging up the roadway. The old wiring was laid in a trench and then buried. Ground movement has broken the wiring. Once the conduit is in and the new wire is pulled, the monument lights will be back on.
- H. Fence painting in the spring will be needed. The first task is to identify the fencing the Association is responsible for. Owners will also be sent letters for the fencing in need of paint that they are responsible for.

6. New Business

- A. The default password to the wireless will be changed.
- B. The manager will have the tennis court rules sign redone and hung up at the tennis courts.
- C. A new State of Colorado Law requires the Association to register, the fee is \$8.93 and must be completed by March. The attorney will charge \$15 to prepare and file the registration. Cathy Wise moved to have the Association's attorney Myra Lansky file the registration for Greenfield Master Association. Shannon Scott seconded. The motion carried.

11. Schedule Next Meeting

- A. Board Meeting - Monday, February 14, 2011 at 4 PM

12. Adjournment

This meeting was adjourned at 7:49 PM.

Approved: _____
Date