

GREENFIELD MASTER ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, February 14, 2011 - 4 PM

MINUTES

1. Call to Order at 4 PM.

Board Members Present: Shannon Scott, Ken Hume, Cathy Wise, Scott Whitney.
Board Members Absent: Steve Rowe
Also Present: Eric Plouffe, JBK Landsacpe; Gary Wilson, City of Centennial; Paul Krames; Adriane Krames and Chris Ricketts, CMCA®, Association Manager.

2. Committee Reports

A. JBK – Landscape – Erick Plouffe

1. Shannon Scott moved to approve the landscape proposal near the bridge to The Estates. Ken Hume second. The proposal was approved. The plan is to leave space for landscape work crews to reach various areas that need maintenance work from time to time. The trees will be left in place and removed only if they die on their own. The Board accepted the proposal. Eric requested a letter to be sent to the owner next to the pathway redirected his drainage back to his property to prevent erosion problems in the area. Eric will provide a completion date to include in the letter that will coincide with the beginning of the work. This will be a Reserve Expense.
4. Snow removal earlier this season was completed in stages as the snow kept falling. A homeowner on East Maplewood Place and South Jericho Street submitted a request for some additional snow removal was given to Eric.

B. Pool Update

1. The board wants to replace the smaller rocks with larger that won't fit through the fence to help reduce a clean up problem on the decks.
2. White Construction is scheduled to return in April to complete the plastering, fill/start the pool for the 2011 season, take care of items on the punch list, train YMCA on the new filtration and heating systems before official opening May 28, 2011.

C. Clubhouse Manager/Social Committee – Adriane Krames

1. The Clubhouse has reopened. One rental in January. Reservations for February 2 and March 3rd. The A/C will need to be serviced. Association manager will seek bids for contract service on the HVAC for Spring and Fall. One suggestion was Landgraf Plumbing and Heating. Some food items were left in the fridge after a December meeting.
2. The Annual Association Garage Sale dates have been set for June 10th and 11th, 2011. The dumpster will be placed on or about the 11th or 12th of June.

3. An Easter Egg Hunt will be organized for April. The traditional locations will be moved due to the replacement landscaping being installed around the clubhouse and pool.

D. DRC – Paul Krames

Some new paint books have been prepared and are ready for final inspection. Review of the paint schemes by the board for final approval will be completed and sufficient copies made. Several will be given to the Board and manager for reference purposes. Owners that wish to check out a copy may contact the DRC.

- E. Scott Whitney reported that CENCON is looking at some rezoning that will not have an effect on Greenfield Master Association.

F. Liverpool Metro District (LMD) – not present

3. Approval of Prior Minutes

Cathy Wise moved to approve the minutes of the January 24, 2011 Board Meeting changing the meeting start time from 4 PM to 5 PM. Ken Hume second. The minutes were approved.

4. Financial Reports

- A. It was noted that water was \$375 and electricity \$500
- B. Ken Hume moved to accept the January 2011 Financial Report, Scott Whitney second. The motion carried.

5. Unfinished Business

A. Centennial Open Space Trail Easement Agreement

Gary Wilson was present from the City of Centennial to explain the changes required to the water crossing in order to connected the existing trails. Drawings were provided. The bridge will be in the same location. However, to approve this, SEMSWA is calling for the bridge to be 5' taller and 12' wide to help prevent problems with water damming or other flood problems. SEMSWA will take over that part of the trail extension/completion process. The board asked that a handrail be installed on either side to help prevent bikers pedaling or pedestrians falling over the edge. The Board the railing match the one on the bridge to The Estates. Also, that the maintenance and liability be carried by Centennial in the Easement Agreement.

B. YMCA – Pool Contract – this was put over to the March 2011 meeting.

C. Project List – no changes

D. Design Review Guidelines – no changes

E. The Clearwire contract was signed and sent to Clearwire's representative Jeff Colantino via FedEx.

F. East Euclid Entrance Lighting – new wires have been pulled and the monument lights and nearby street light are working again. The trenches now need to be filled and sod returned as needed. A work order will be sent to JBK to close the trench.

G. Fencing – Hillside homeowners painted some of the perimeter fencing along the trail between the Clubhouse and Jericho.

6. New Business

A. Greenfield Gazette – Articles need to be submitted by March 6, 2011.

1. Ken volunteered Snow and Sidewalk Cleanup
2. Spring Walk Through article will be re-run from last year.
3. Shannon will write a pool completion summary
4. Cathy will write an article on gardening.

Writers needed:

5. Paint book changes/improvements
6. Pool usage summary

B. Pool Plunge may be scheduled for May 27, 2011 the evening before official opening on Saturday, May 28, 2011.

C. The pillar knocked over by a car during a snow storm is scheduled to be restored this week. The light pole damaged is estimated at over \$2,400 to replace. Farmers Insurance called and reported one of their insured was driving the vehicle that caused the damage and that Farmers they would pay for the repairs once fixed by the Association.

D. Parking lot repairs will be put over to the March meeting. Bids to resurface the Tennis Courts are needed.

E. Swim Team – Cathy Wise moved that the Greenfield Board of Directors will not sponsor, organize or run a swim team. Ken Hume second. The motion was approved. The board will accept plans or proposals from and work with scheduling for any owner or owners that wish to volunteer to take on organizing and running a swim team activity.

F. Pool Hours are 10 AM to 8 PM daily for general use. Tennis court is open 5 AM to 10 PM daily, or as daylight allows. The tennis courts are not lighted.

G. The current plan is to have the Access Control Key Cards operational by February 26, 2011 in order to have the system up and running for owners when cards are distributed.

H. Access Control Key Card distribution dates are set for:

Saturday, February 26 – 8 AM to 12 Noon

Tuesday, March 1 – 6 to 8 PM

Sunday, March 6 – 12 Noon to 4 PM

Thursday, March 10 – 6 to 8 PM

Only owners of record will be issued a Access Control Key Card. A photo ID will be required to obtain a key card at the distribution. 1 additional card or a replacement card will be \$10 each.

9. Adjournment

This meeting was adjourned at 5:45 PM to an Executive Session to discuss delinquencies.

Approved: March 14, 2011