

GREENFIELD MASTER ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, May 9, 2011 - 4 PM

MINUTES

A. Call to Order at 4 PM.

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

B. Committee Reports

1. Clubhouse Manager's Report

There were 4 rentals in April. The barbeque grill will be set up soon; the manager will take the tanks for propane refills.

2. ARC

The new paint books are popular. Some owners have needed help with filling out the forms. The Association Manager and the ARC are working on additional revisions. (Continued below, #6.)

3. Social Committee

The Easter Egg Hunt well very well.

Steve Rowe arrived at 4:04 PM.

4. JBK – Landscape – Erick Plouffe

A. The crew has aerated and fertilized. The bridge area will be done next week. A landscape wall is scheduled for May 26, at 3 PM. A drain extension from the clubhouse roof downspout is needed.

Scott Whitney arrived at 4:10 PM.

B. The drain extension bid is \$335. The board will review and make a decision in New Business.

C. JBK recommended over-seeding some bare areas and reported that experience shows about 50% grows.

D. The board asked JBK if they would trim bushes and trees overgrowing fences that belong to homeowners. JBK will if they have permission from the homeowner in writing. An email to JBK will work. The Association's guidelines are to keep the bottom of tree canopies at least 7' from the ground and plant life within the fence line. Additional revisions are in progress in the Association's DRC. This is to prevent pedestrians, bicyclist and workers from running

into a tree or bush on the trails and other common area. Keeping public walkways free of bushes and trees is also a Centennial and Arapahoe requirement.

E. The drainage area next to S Killarney St between E Caley Dr and E Weaver Avenue was reported to be wet all the time by a homeowner. JBK has checked several times for irrigation system leaks. There are no leaking lines. The Association Manager has contracted SEMSWA to come out to take a look and is waiting for a response. The source of the water may be from basement sump pumps.

5. Pool Update

A, YMCA training will be on May 18. White Construction or Shannon Scott will record the presentations in order to create a DVD for future training on the heating and filtration systems.

B. Pool rules for signs to be posted at the pool are drafted. When finalized, the Association Manager will send to the sign maker. The signs are to be installed prior to the opening May 28, 2010. Ken Hume moved to approve the draft. Steve Rowe second. Motion carried.

C. YMCA guidelines for pool closings for weather and other events will be sent out in a Blast.

D. The final walk through is scheduled for the 18th and final bill the 23rd. When these are completed, the final Special Assessment amount will be determined and will not be more than \$328.

E. \$2,500 was budgeted for pool equipment. At this time, replacement chairs \$180 - \$200, plus tax. The board will obtain chairs this season, and if possible, 2 tables with 4 chairs.

6. ARC (Continued from #2 above)

The ARC reviews are almost complete at this time. There have been some problems with custom colors and rearrangement of the color schemes, these take the ARC longer to review and make a decision. The forms have been modified 3 times recently. The ARC will be firm on keeping 3 color houses 3 colors. Too many exceptions were allowed in prior years. If an owner wants to change from a 3 color to a 4 color, those requests will be referred to the board for review and decision.

7. LMD – not present.

8. CENCON – not present

C. Minutes

1. Ken Hume moved to approve the Minutes of March 14, 2011. Cathy Wise second. The motion carried.

2. The April 11, 2011 Minutes were put over to the June meeting.

D. Financial Report

Ken Hume moved to accept the April 2011 Financial Report. Scott Whitney second. The motion carried.

The left hand urinal handle needs to be jiggled in order for the water to stop flowing sometimes. A plumber will be called.

E. The board meeting took a recess at 5:30 to issue Access Key Cards to homeowners and hold the homeowners forum.

F. Homeowners Forum

1. Homeowner expressed concerns about the pond and mosquito potential. LMD reported they are taking aggressive anti-mosquito action.
2. Homeowners shared their opinions on Swim Team hours.
3. Homeowner expressed interest in the pending clubhouse cleaning contract.

G. The board meeting resumed at 6:45 PM.

1. The board reviewed the 349 Swim Team Survey Card responses received.

Section 1 – Swim Team Time during open hours at the pool: 177

- Option 1: Swim Team hours 4:30 to 6:30 PM - 134 Votes
- Option 2: Swim Team hours 6 to 8 PM - 43 votes

Section 2 – Swim Team time before open hours at the pool: 147

- Option 3: Swim Team house 6:30 AM to 8:30 AM - 147 Votes

25 cards were disqualified. Disqualifying actions included marking multiple options, no option selected, and address identification sticker removed.

2. Ken Hume moved to have Swim Team hours 4:30 pm to 6:30 PM, Monday through Thursday. Steve Rowe second. 3 yes and 2 no votes. The motion carried.

Ken Hume left at 7:05 PM.

The board expressed interest in forming working groups to address pool use issues identified through the survey process.

H. Unfinished Business

1. Centennial Open Space Easement agreement, a signed copy was received and is in the file.
2. Board Project list was updated.
3. Design Standards Manual review is in progress
4. Fencing – Put over to the Reserve Study meeting.
5. The light damaged when the pillar was knocked over is on order. It will be installed when received. Farmers Insurance will be contacted to reimburse the association for the pillar and the light.
6. Aspen Air, HVAC contract for service twice a year, spring and fall reviewed and approved.
7. HOA PC – Ken Hume.

8. 20602, the Association Manager contacted SEMSWA to come out and take a look at the ground a homeowner reported as perpetually wet.
9. Clubhouse Cleaning Bids. 5 bids were obtained. The best price was offered by PST. The board will sign a one (1) year contract with PST. The Clubhouse Manager will arrange the first cleaning prior to pool opening and provide the board with rating on their performance.

Adjournment

This meeting was adjourned at 7:45 PM.

Approved: _____
Date