

GREENFIELD MASTER ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, July 11, 2011 - 4 PM

MINUTES

A. Call to Order at 4 PM.

Board Members Present: Shannon Scott, Cathy Wise, Scott Whitney and Steve Rowe.
Board Members Absent: None.
Also Present: Eric Plouffe, JBK Landscape; Paul Krames; Adriane Krames; and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Grounds Report – Eric Plouffe

The over-seeding had poor germination. It will be redone at no charge. The results will be known in about 4-6 weeks.

The second native area mowing is on the schedule. Fertilization is scheduled for next week.

JBK found that the minor drip system leak the owner reported is in LMDs area. JBK repaired the drip system line. The photos and information received will be forwarded to LMD. This is a matter for the owner and LMD.

4:10 PM, Scott Whitney arrived.

Steve Rowe met with the owner of 20602 E Caley Dr. There were no visible sources of water from a sump pump. The owner was advised to check for buried pipes or downspouts that need to be "day-lighted."

2. Pool Report – Some weather related pool closings occurred.

3. Social Committee

The 4th of July celebration was very successful. There were over 600 owners the sent in their RSVP. This year it was double the usual number of attendees and the largest crowd for a 4th of July Event. The Adult Social will be canceled as the funds were used for the 4th of July event.

4. Clubhouse – Adrienne Krames

There were 6 rentals in June, 7 in July and 5 reservations for August. The Association manager will contact the electrician to replace the broken flood lights. The left bollard light at the entrance is burned out. The dishwasher is old and no longer working correctly. It does not clean itself any longer. This will be reviewed at some point in the future as it is not used very often and replacement costs outweigh need at this time.

5. Architectural Review Committee

At this time, all ARC applications received have been reviewed and decision letter sent. The manager will send a copy of the database record to board members via email.

6. CENCON – Nothing new to report at this meeting.

7. LMD – nothing new to report at this meeting.

C. Minutes

1. Cathy Wise moved to approve the Minutes of June 13, 2011. Scott Whitney second. The motion carried.

D. Financial Reports

1. Item 7119 is on two lines. The manager will check with accounting to understand the rationale or make changes.
2. Cathy Wise moved to accept the Financial Reports, Steve Rowe second. The motion carried.

E. Old Business

1. Fence Map – the manager will draft a letter to the Hillside Board for the board to review outlining the Association's understanding about fence maintenance responsibility.
2. IREA Lighting – The Association's attorney requested a copy of the agreement between IREA and the developer. With the exception of the two Flower/Bell shaped lights in the Clubhouse Parking lot, all of the street/pole lights, Carriage Style and Flower/Bell styles, belong to IREA. Maintenance and burned out bulb replacement requests are to be sent to IREA for action.

The Association is responsible for the monument lights at the 5 entrances.

3. Unleashed Dogs – Several complaints about unleashed dogs attacking people and pets have been received.

The Association is in Unincorporated Arapahoe County and the City of Centennial. These two government entities have different regulations about un-leashed dogs. All pet owners need to keep their dogs on a leash when in public and under control at all times. Owners that observe dogs off-leash or out of control are encouraged to report the problem to Animal Control. (Animal Control serves all of Greenfield Master Association, both Centennial and Arapahoe.)

4. Pocket Park – A neighbor has made the Board aware of softer baseballs that may be a safer alternative to the standard hard ball when playing in our neighborhood parks. Atec, as well as other manufacturers, make softer balls that give the look and feel of a regular hard ball, but is softer and will not travel as far. Please remember that you are responsible for any damage caused to your neighbors' property when playing ball or other activities in our parks.
5. Brick Pillars – additional bids are to be sought for some minor repairs.
6. Parking Issues – Complaints about heavy equipment on trailers and trucks parked on the streets were received. A courtesy letter was sent to the vehicle owner. Any reporting party is encouraged to report this type of problem to Arapahoe County or the City of Centennial to request they cite and tow vehicles that are parked in violation of the appropriate ordinances.

7. Computer Anti-Virus Software Subscription – Cathy Wise moved to purchase the one-year Norton subscription for anti-virus software on the laptop computer. Shannon Scott second. The motion carried.
8. Annual Meeting – Nominations for open seats. Scott Whitney announced he would not run for a second term. A letter was received from Robert Frazier for self-nomination. The manager will prepare and mail the packet to all owners via first class mail as per the Association's Bylaws.
9. Delinquencies Procedures - The board will review the files of owners that under the Collection Policy are ready to be sent to the attorney.

F. New Business

1. Shannon moved to have an Otter Pop event at the pool will be hosted by the Board on July 21 from 5:30 to 7 PM to encourage all owners to come visit and use the new pool. Scott Whitney second. The motion carried. This will be announced in a Blast via email.
2. Fundraising activities are in place are Otter Pop sales for 25¢, the funds will be used for prizes at community events at the pool.
3. As per contract, Swim Team and Swimming Lesson funds will be directed to pool maintenance, such as the chemicals needed to maintain the water in a clean and healthy manner.

The meeting was adjourned at 7:40 PM.

Approved: _____
Date