

GREENFIELD MASTER ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, September 12, 2011 - 5 PM

MINUTES

A. Call to Order at 5 PM.

Board Members Present: Shannon Scott, Mike Hamrick, Rich Valentino, Steve Rowe and Bob Frazier.

Board Members Absent: None.

Also Present: Michael Hayutin; Natarajavelalar Balasubramaniyan; Cindy Saari; Paul Krames; Adriane Krames; and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - JBK - Eric unavailable to attend the meeting. Shannon reported that the native grasses have been mowed 3 times this year, the Clubhouse trimming and pruning was done, the over-seeding was repeated at no charge, fertilizers have been applied and prescribed spraying was done.
2. Clubhouse - the rental fee is \$30 for use of the room and the refundable deposit is \$350. There were 6 rentals in August and 2 scheduled so far for September.

Clubhouse Manager will obtain the information to contact Hillyard from Taylor at YMCA. Hillyard is the YMCA's preferred paper and soap supplier for the restrooms in order to set up an account. Supplies will be obtained for use when the pool is open again for the season next year.

3. ARC - Owners have been checking out Paint Books and we expect to have a number of ARC requests come in to re-paint houses different colors. The new Paint Books are laid out in a clear manner and are really easy to use.
4. Social Committee - Volunteers are still needed. Owners that have a special interest in a particular annual event are encouraged to contact the manager or a board member to sign up. The next event will be Spook Around the Lake, it was very popular last year.
5. Architectural Review Committee (ARC) is seeking interested owners to volunteer. Manager will send an email update for the committee to the Association's Webmaster.

Re-paint the house letters will have the deadline adjusted to change the deadlines to early next spring.

6. DRC Guideline review update is scheduled for when the document is re-typed. Manager will price typing services.
7. Pool - reports of a gas smell about the new pump house have been received. White Construction will be asked to locate and fix the issue during the warranty period. Xcel found and repaired a small leak. However, additional reports have been received since Xcel's repair. The manager reported that all Homeowner Key Cards are now deactivated at the pool for the season. Cards

still work at the Tennis Courts. Having the ability to turn on or off cards has proven to be very helpful in collecting on some overdue accounts.

The Board President will meet with YMCA for a season debriefing and seasonal pool shut down. The 2012 contract with YMCA is up for review.

7. LMD - not present.
8. CENCON - Mike Hamrick volunteered to attend the CENCON meetings as much as possible. Items of special attention include the vacant lot at Liverpool and Smoky Hill Roads. This was rezoned about 3 years ago. Additional follow up with the new owners is needed, their fences need to be painted.
9. The board will take a look at the website, it is time to update and make some changes.

C. Minutes

Mike Hamrick moved to approve the Minutes of August 8, 2011 with a change. Steve Rowe second. The Minutes were approved.

D. Financial Report

Shannon Scott moved to accept the Financial Report. Steve Rowe second. The motion carried.

An update on the Pool Special Assessment will be requested of Accounting.

E. Unfinished Business

1. Board Project List - Shannon will forward a copy via email to board and manager.
2. Reserve Study - pricing from companies will need to be obtained to include on On-Site visit.
3. Fencing ownership for HOA, Hillside and lot owners will be clarified and new CAD drawings prepared based upon the documents and agreement with Hillside.
4. IREA Lighting - After months of communications with IREA Reps and the Association's Manager and Attorney, we now have a definitive list of 9 street lights that Greenfield is responsible for. A map with locations marked was supplied by IREA. The 2 in Clubhouse parking lot, one next to the stop sign at the Clubhouse; 2 at either side of the East Weaver and Liverpool Entrance; 2 at the East Euclid and Liverpool Entrance and 2 at the Himalaya and Arapahoe Road entrance to The Estates. Monument lighting previously maintained by the Association will continue to be maintained by the HOA.
5. ECCV Pipe Replacement - ECCV determined that some of the drain pipe at Maplewood Place & Killarney Drive is collapsing. They've arranged to replace those sections as needed and notified affected owners. The digging will start in October. If the contractor needs to stage from the parking lot, the agreement document is to be reviewed by the Association's Attorney. Using the bus stop area is not okay. They will video record the streets, sidewalks, driveways and landscaping before work starts.

F. New Business

1. Board project List - The first priority is the 2012 budget. The board will meet to plan the budget Tuesday, September 27, 2011 at 6 PM.

2. Social Committee - A chair or co-chairs are still needed. A call for volunteers will go out in the next email Blast.
3. Tennis Court - The open hours will remain the same.
4. Clubhouse Fire Extinguisher - Mike Hamrick will have the extinguisher recharged or replaced as needed.
5. Board of Directors - Officer

Shannon Scott	President	2012
Steve Rowe	Vice President	2012
Rich Valentino	Secretary	2013
Mike Hamrick	Treasurer	2013
Bob Frazier	At Large	2013

The meeting was adjourned at 9:15 PM.

Approved: October 10, 2011