

GREENFIELD MASTER ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, October 10, 2011 - 5 PM

MINUTES

A. Call to Order at 5 PM.

Board Members Present:	Shannon Scott, Mike Hamrick, Rich Valentino, Steve Rowe and.
Board Members Absent:	Bob Frazier.
Also Present:	Eric Plouffe, JBK; Shepard; Carrie Houck; Jessica Parker,LMD; Paul Krames; Adriane Krames; and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - JBK - The turf has been sprayed for weeds and weeds pulled. Common area trash/litter pick-up is every other week for the regular crews.
 - a. The Contract is up for renewal. The rates will remain the same and haven't changed in six years.
 - b. The water bills have been very high, Eric explained why and he supplied more information about the Northern Project Fund water supply and how it adds a significant amount to the water bills. The irrigation systems were reduced and shut down because of the large amount of rain in July. The pool evaporation contributed to the largest increase in August, this was found to be the case with neighboring properties with pools also.
 - c. Water sensors can be added to the irrigation system at about \$225 each. The board requested a proposal on sensor installation. The rain sensors typically help in the spring and not as much other times of the year. Sometimes the balance of rain to sprinkler is off because the rain that shuts down the sprinklers is not enough to make up for the amount delivered by the irrigation system.
 - d. Prior year water bills will be pulled from storage to generate a comparison since there was no pool in 2010.
 - e. A homeowner asked about the maple trees with peeling bark along Fair Avenue. . The trees may need to be replaced with a different variety. The maples with the yellowed leaves when they should be green have Iron Thoraces, an iron deficiency. The trees are not responding well to the prescribed iron treatments, 6 have died. These trees are part of LMD's area to maintain. LMD will continue to maintain and make a long-term decision about the care or replacement. The Chanticleer Pear does well in this area and may eventually be used to replace the maple trees.
2. LMD
 - a. Carrie Houck and Jessica Parker explained studies that show why mowing native grasses may be creating a problem in the open space increasing noxious weed problems. The board will consider modifying the mowing contract which is currently 4 times per year. Homeowners backing up to the open spaces have reason to expect these areas to be mowed periodically to control weeds, pollen and encroachment on yards.

b. LMD Pond update - the dredging may be on the schedule for the 2012 season. The pond fills with sediment over time and is now about 12" deep. It needs to be dredged to increase the depth back to 6 to 12' and improve overall pond health. The dredging is expected to create a temporary odor that may travel to nearby homes.

3. Clubhouse Report - There were 2 Clubhouse rentals in September, one included pool use. Hillside Association will use the Clubhouse for their board and annual meeting. Paper supplies were ordered through the YMCA from Hillyard. A larger supply was ordered now for use until the pool season begins in 2012. The Hillyard supplies will be monitored as this supplier is new to the Association. The new janitorial service performed their 2nd cleaning at 5.5 hours. Some chairs were in the wrong place and the oven could have been better. Cleaning should be done at least 3 times per year. The dishwasher no longer cleans dishes and is full of dishwasher cleaning agent. The dishwasher needs to be replaced.
4. Architectural Review Committee (ARC)
 - a. All requests received to date have been reviewed and a decision letter mailed to the requesting owner.
 - b. The Design Standards Manual for Greenfield (DRC) has rules that need to be updated to match the age of the community, including accounting for large trees and bushes that have grown over the years. The DRC is on paper only and needs to be converted to an electronic file for editing. The older software would scan the manual but lose all the formatting and add extra hidden characters that make conversion a very tedious and time consuming task. Otherwise, this may be sent to a typing service.
5. Pool Update - Reports of water too cold by users and by measuring water temperature, An electronic control board was replaced on the pool heater as well a couple of solenoids that were causing the heater to shut off after 15-20 seconds. The report of gas odor was checked by the Xcel and a pinhole leak repaired. Additional reports have been received and further checking has not revealed any other leaks. The manager will contact YMCA to check on and ensure the pump house space heaters are functioning correctly. There are some pool related items stored in front of the gas BBQ. Some Greenfield residents that rent the Clubhouse want to use it. Either the BBQ or the items will need to be moved. The Clubhouse Manager will contact the YMCA to rearrange furniture and BBQ.
6. CENCON - Mike Hamrick volunteers to attend CENCON meetings. The next CENCON meeting is a conflict with another out-of-town meeting. Another board member will be asked to attend the October 24, 2011 meeting.
7. 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 September 12, 2011 with changes. Steve Rowe second. The Minutes were approved.

D. Financial Report

Shannon Scott moved to accept the Financial Report. Richard Valentino second. The motion carried.

E. Unfinished Business

1. Board Project List

- a. 2012 Budget is a priority since there is a deadline approaching.
- b. Next the Greenfield Gazette.

C. Mike Hamrick was able to scan and retain formatting of the DRC manual. It will be emailed to Shannon Scott, who has the list of modifications and updates already noted will make changes in Redline format and then forward in the following order:

Steve Rowe
Rich Valentino
Mike Hamrick
Bob Frazer.

Once changes have been completed, the document will be approved by the Board for review the ARC and then posted for owners. Once a final approval by the Board is made, the new DRC Guidelines will be provided to owners and used for project review.

2. ECCV - Maplewood and South Killarney Drive sewer pipe replacement project will begin after the contractor's representative and Association Manager walk the area and video record the current conditions. Restoration after the project is expected to be back to current conditions.
3. The City of Centennial is repairing some sidewalks in Greenfield. Centennial owners are encouraged to contact Centennial if sidewalks in their area are in need of repair.
4. Steve Rowe completed his walk around and sent the list to the Association Manager. The manager will generate letters to owners. Some project deadlines will be early next spring instead of the usual 10 or 30 days.

F. New Business

1. The Annual Budget Meeting is set for Monday, December 12, 2011 at 7:30 PM, sign in period will begin at 7 PM. The mailing needs to be sent by November 11, 2011.
2. Mike Hamrick moved to approve the JBK Landscape contract continuation for 2 years with no increase in the rate of the past 6 years as proposed by JBK pending possible modification of the Native Grass Mowing section. Shannon Scott seconded. The motion carried.

JBK will be requested to modify priority on snow plowing to do pedestrian areas first in order to help prevent ice forming where children need to walk to meet their school bus.

3. Mike Hamrick will check on a shed under construction as requested by a neighboring owner to ensure compliance with the DRC guidelines.

The meeting was adjourned at 7:30 PM to an Executive Session to review delinquent accounts.

The regular meeting came to order at 8:10 PM.

4. Clubhouse Dishwasher - Shannon moved to allow up to \$550 for the Clubhouse Manager to replace the dishwasher in the Clubhouse Kitchen without a paid extended warranty. Rich Valentino second. The motion carried.

The meeting adjourned at 8:20 PM.

Approved: November 14, 2011