

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, July 9, 2012 - 5 PM

MINUTES

A. Call to Order at 5:05 PM.

Board Members Present: Bob Frazier Mike Hamrick, Shannon Scott and Steve Rowe.
Board Members Absent: Rich Valentino.
Also Present: Adriane Krames, Paul Krames, Eric Plouffe, JBK; Rick Coldsnow, Preveen Ramamoorthy, Pat Pritchard and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe, JBK Landscape

- a. Field mowing reduction is \$4,350. The fence lines have been mowed. The planned over-seeding project will be done when the weather is better. The turf was fertilized June 25 and the Native Blue Grass. Spraying the broadleaf in native areas is scheduled for next week if we receive some rain. To be effective, the spraying must be done when there is some moisture, the leaves close up as a conservation measure.
- b. Vermin, rabbits and other wild animals are out there. Experience has shown that the fox will catch rabbits and coyotes don't. Various anti-rabbit sprays are effective only for a very short period of time as rain, sprinklers or dew washes it away, it is expensive to reapply frequently.
- c. Mulched areas were refreshed in 2010 and are on the schedule in a few weeks. This time the crew will start in the south and move north. All areas are on this 4 year cycle.
- d. The flower bed in the parking lot has watering issues. Water is trapped in by the curb. This will be looked at, some plants need little or no water, while others need more. A different balance is now needed.
- e. The Autumn Blaze Pear trees were not available. Chanticleer Pear in a 2.5" caliber was available and used as a substitute. This is a LMD project paid for out of LMD funds. The price was lowered as the available trees were smaller trees. The pears are expected to do better than the maples that suffer from chlorosis and help to eliminate the monoculture of trees at Greenfield. (When one tree suffers some disease or parasite, trees of the same variety all end up having it.)
- f. A bid for a french drain at Killarney is needed.

2. Pool Update

- a. Overall the pool is doing well. The chlorine was too high and has been adjusted. The YMCA lifeguards will be monitoring this more closely, including some re-training.
- b. The auto-vac has a problem that will be addressed.
- c. The temperature measurement at the pump is reading 4° higher than the temperature measurements in the pool.

- d. Pool cleaning is better in the evening after it closes. Cleaning in the morning reduces the temperature and it does not have a chance to come back up in time for 10 AM opening. Pool cleaning will be done at the end of the day.

3. Clubhouse

- a. There were 7 rentals in June and 5 in July. The Clubhouse Manager is recommending that the clubhouse be rented also when scheduling a pool party in case of weather closing the pool, that gives the party somewhere to go if the pool must be closed.

4. Design Review Committee

- a. Paint Books are available for a 3 day check out, contact Adriane at 303 680-5120. Paint books are also available to review at either the Management Company office and in Parker at the Sherwin Williams Paint Store.
- b. Custom color schemes take longer to review. Owners selecting new paint colors not in the Greenfield Paint Book need to paint the sample colors on the garage door, a 2' x 2' patch visible from the street and then make a note on the DRC Paint form. Then send both the completed DRC Form and the Paint form to the Association Manager. The forms are available online at www.greenfieldhoa.com. The forms are PDF, interactive and can be saved. Email, fax or mail the form, address is on the form.
- c. An owner brought photos and paint samples to the June meeting but has not submitted the standard forms. When received, the Board will review the request and make a decision. The Association Manager will contact the owner to see if the changes presented at the June meeting are still desired.
- d. The Board of Directors reviewed Pat Pritchard's request to change and lengthen a section of his garage in order to park two vehicles in tandem. This is a follow up from a prior request where there were setback questions. The plans, neighbors' input and set back requirements all appear to be met. Mr. Pritchard's request was approved. A letter will be sent to help facilitate obtaining a building permit from Arapahoe County.

5. Social Committee

- a. Shannon Scott reported that the 4th of July Event went off very well. We had more people than ever show up for the parade, food and swim events. Food was provided by Frank's BBQ. They did a really good job over all. The set up went quickly and on time. When it was time to close, they quickly cleaned up after the event.
- b. RSVP for the 4th of July was done via email. The recommendation is to create a more interactive system on the Association's website. Some residents did not initially send in enough information to establish their reservation and follow up emails soliciting additional information had to be sent.

6. LMD

No changes to report.

7. CENCON

No changes to report.

8. Piney Creek Trail Extension Project

- a. Connecting the trails with the new bridge will result in additional bike and pedestrian traffic. One suggestion was to add a stripe in the middle to help indicate two-way traffic. Pedestrians should stay to the right to allow bicycles to pass on the left.
- b. The project adding the bridge is expected to be completed in September.

C. Minutes

Bob Frazier moved to approve the June 11, 2012 Minutes with 2 changes. Shannon Scott second. The motion carried.

D. Financial Report

Shannon Scott moved to accept the June Financial Report. Bob Frazier second. The motion carried.

An outstanding check was questioned. It appears to be NSF. Manager will check with Accounting to determine what this is and report back to the Board.

E. Unfinished Business

1. JBK's price proposal for renovations noted at the 2012 Spring Landscape walkthrough total \$8,026. Shannon Scott moved to accept and approve all items on the list. Steve Rowe second. The motion carried.
2. Refreshing the mulch is bid at \$9,350. Steve Rowe moved to accept the bid. Shannon Scott second. The motion carried.

7:10 PM - Mike Hamrick arrived at the meeting.

3. The Design Standards Manual for Greenfield is now in an electronic form that can be edited. Greenfield has changed including that trees and plants have matured, yards are landscaped and with other changes, the manual needs to be updated. Bob Frazier moved to have Mike Hamrick take the first turn at revising the Design Standards Manual for Greenfield. Rich Valentino second. The motion carried.

4. Collection Agency

The Board reviewed the documents supplied by Metro Collections and Continental Collection Agency. Mike Hamrick moved to select Continental Collection Agency. Steve Rowe second. The motion carried with Bob Frazier abstaining. A list of outstanding debtors will be prepared for Board review. Any the Association's Attorney recommended sending to a collection agency will be included. The Board will make a decision on each outstanding account.

5. Surveillance Cameras

Pricing is needed before committing to installation of cameras at the entrances and recreation facilities.

6. Killarney Street Culvert - water ponds at the high side of the culvert. SEMSWA pointed to a document on file with the City or County that addresses this. SEMSWA stated that document puts the responsibility on the Greenfield Master Association.

7. The Piney Creek bridge work has begun.

8. Trash Pick-up Service

Waste Management sent a letter announcing a price increase effective August 2012. The annual increase with this change is \$9,536.87. For the 2013 budget, the trash pick-up line item will need to be increased to at least \$96,000 in order to cover the additional expense. The standard Waste Management contract calls for a cancellation period every three years, with a 180 day window that opens 6 months prior to automatic renewal and closes 3 months prior to renewal. A certified letter must be sent in the cancellation period, otherwise, the contract automatically renews for an additional 3 year term. The cancellation window opens February 2, 2013 and closes May 3, 2013. The Association manager is in the process of seeking competitive bids from other haulers.

9. Adjacent Vacant Lot at Smoky Hill and Liverpool

The attorney's review of the documents for Greenfield Filing ;, the Spectrum Project reveals that inclusion in the Greenfield Master Association is at the discretion of the vacant lot owner. If they choose to be part of the Greenfield Master Association, negotiations are needed for use of facilities such as pool and tennis court and what their financial contribution to the Association would be. At this time, the Spectrum representative stated they are not interested in joining the Greenfield Master Association. However, if they change their mind, they would want to be in contact with the Greenfield Board of Directors. The Board will continue to keep a watch on this project and will likely re-establish a committee. Early reports indicate the project is similar to the one proposed about 4-5 years ago.

G. Adjournment

The meeting was adjourned at 8:47 PM.

Approved: August 13, 2012