

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, October 8, 2012 - 5 PM

MINUTES

A. Call to Order at 5 PM.

Board Members Present: Mike Hamrick, Shannon Holtman, Rich Valentino and Jed Brown.
Board Members Absent: Bob Frazier.
Also Present: Eric Plouffe, JBK; Taylor Roberts, YMCA; Leigh McCann, Roger Francis; Aurora Stein; and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe, JBK Landscape

- a. Turf was fertilized and sprayed for broadleaf. Shrubs pruned. Native area mowed. The backflow prevention devices have been drained. Blow out of the lines will be around the first of November. The soil moisture will be monitored and sprinklers turned on if needed. The water usage is being kept to a Tier 1 level. Aeration is scheduled for next week. Leaf pick up is on-going.
- b. Snow removal will be addressed at the November meeting.

2. Pool - Taylor Roberts, YMCA

- a. Attendance and usage at the pool was higher than 2011. The pool heater problem was resolved when an incorrect setting was adjusted, it wasn't broken or malfunctioning equipment. Once the correct settings were made, pool temperature was easily maintained between 87 and 89 degrees.
- b. The baby pool did have an equipment problem that resulted in chlorine being overfed. Some of the children using the baby pool complained of skin and eye irritation. The YMCA staff took immediate action to help the children from the pool, close the pool and then take corrective action with the equipment. The Pool Doctor made repairs to the chlorine feed system. YMCA staff made follow up calls to residents with children that were in the pool. No ongoing problems were reported.
- c. The Lane Line Anchor that started to rust has been repaired. This waited until the water level was low enough after the pool was closed for the season.
- d. The pool was winterized September 20, 2012.
- e. Pool vacuum cleaner repairs are being reviewed. The part was broken last season and repaired this season. The repair was not a warranty item. White Construction and YMCA indicated that they will each pay a portion of the repair bill.
- f. In order to make one final warranty walk through and inspection on the pool and pool equipment, a soft opening will need to be done as much as two weeks prior to May 24, 2013. The end date of the pool warranty is May 25, 2013. Any problems must be identified by May 24, 2013, work to correct or fix the problems can be done after that.

- g. The heater and chemical feeder systems were inspected and found to be installed correctly, a vendor made a notation with a different indication. The issue the vendor noted was actually related to an incorrect setting, not a plumbing issue.
- h. Taylor checked the space heaters, one has fan but the coils aren't heating. He will have it looked at by White if that part is still under warranty. The space heaters are electric and will automatically reset after a power failure.

3. Clubhouse

- a. The manager will check around for pricing on a lockable cash box/drawer and lock box for keys.
- b. There were 5 Clubhouse rentals for September. There are 5 Reservations for October.

4. Social Committee

Several homeowners have submitted their names for Clubhouse Manager. Interviews are scheduled for next Tuesday.

5. LMD

- a. No Report
- b. The trash can, bbq grill and trash have been cleaned up from the area between Arapahoe Road across from Grandview. A report received indicates the loitering may have transferred to one of the Gazebos in Greenfield (the large one near So. Jericho). The report also indicated activity well after school hours. Owners are encouraged to report unusual activity and to call 9-1-1 as needed.

6. CENCON

No Report

7. Spectrum

Committee members will attend the Hearings on this project.

8. Other Items

- a. It was noted fence posts are being eaten away by weed whackers. Manager will contact JBK about this.
- b. Fence painting responsibility question will be sent to Myra Lansky.

C. Minutes

Mike Hamrick moved to approve the Minutes of September 10, 2012 as submitted. Shannon Holtman second. The motion carried.

D. Financial Report

- a. Mike Hamrick moved to accept the September Financial Report. Jed Brown second. The motion carried.
- b. 2013 Budget planning process has begun. Manager will contact Kim Armitage at the YMCA regarding the 2013 contract.

E. Unfinished Business

1. DRC guideline update. Mike Hamrick has completed about 50% of his updates and clarifications. Bob Frazier has the redline document for his review. Mike will email a copy to the other board members.
2. Site Map Stage 1 is completed.
3. Mike Hamrick will have the surveillance camera and recording equipment estimate for the next meeting.
4. The bridge to complete the Piney Creek Trail is very close to completion.
5. Loitering area was cleaned up.

F. New Business

1. Insurance - Mike Hamrick moved to renew the insurance policies as submitted. Jed Brown second. The motion carried.
2. Grier Laughlin's property foreclosed with a balance of \$1,114 due to Greenfield Master Owners Association. The debt is not collectable from his estate. The foreclosing bank is required to pay the Super Lien, an amount equal to 6 months of Association fees. Mike Hamrick moved to write off the balance due. Jed Brown second. The motion carried. This file will not be sent to a collection agency, it is not collectable from the estate.
3. Manager will obtain new bids to complete a Reserve Study in 2013.
4. Manager will send McCann's roofing specs to the Board for review and a decision.
5. Manager will send the list of Walk Through (Property Inspection) Areas to the Board

G. Adjournment

The meeting was adjourned at 7:15 PM to an Executive Session to review delinquencies.

Approved: November 12, 2012