

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, October 14, 2013 - 5 PM

MINUTES

A. Call to Order 5:10 PM

Members Present: Rich Valentino, Bob Frazier, Mike Hamrick, Jeanette Moore & Sheri Brimmer

Members Absent: None.

Also Present: Tracy Miller (Social Committee), Eric Plouffe, JBK and Chris Ricketts, CMCA® Association Manager

The Board voted on officer assignments:

Mike Hamrick, President
Bob Frazier, Vice President
Rich Valentino, Secretary
Jeanette Moore, Treasurer
Sheri Brimmer, Member at Large

B. Committee Reports

1. Landscape – Eric Plouffe

The pond dredging will be scheduled when LMD has enough funds to complete the job. One concern is about how much silt or other debris from the Spectrum Project will add to the already too shallow pond.

The Emerald Ash Borer seems to have hitched a ride to Boulder. Without travel assistance, it would have taken at least a year and a half. There are two treatments, one is a very expensive chemical treatment trunk & root injections that may not work and the other is to deprive it of food by eliminating Ash Trees. Not having Ash trees is the only known effective treatment. A 2" caliper replacement tree is around \$600.

It is recommended that in the Greenfield area, when planting new trees, make the hole at least twice the usual size, don't add soil boosters and make the hole bowl or dish shaped. Planting in the soils found in most Greenfield area is like planting in a pot. The young tree will be able to acclimate to the soil better if the hole is large enough and does not have extra amendments.

Mowing and weeding the Spectrum fence line is proposed at \$475. Generally 4' to 6', and some areas 8' wide.

JBK is asking for their first price increase in 8 years of 2%.

There is one more mowing for the end of this season.

The irrigation system is now off and the blow out will happen in the next few weeks. Backflow prevention devices will be stored on JBK's lot to prevent theft.

An upgrade to the front of the Clubhouse landscape was presented. When approved, the work will begin in Spring. Irrigation changes in each section is estimated to be between \$750 to \$1,000.

2. Pool

No changes to report. Manager will check with YMCA representative on the cover for the small wading pool.

3. Clubhouse

No changes to report

4. Social Committee

Tracy Miller helped to organize the Fall Festival and Spook Around the Lake.

The Holiday Party is scheduled for the first weekend in December; the 7th between 10 AM and 12 Noon.

5. Design Review Committee (DRC)

The DRC is seeking one additional member. All submitted requests have a decision and a letter sent.

6. Liverpool Metro District (LMD)

No known changes to report.

7. CENCON

No known changes to report.

8. Spectrum Project

The project received approval a few months ago and Spectrum is gearing up for a groundbreaking. The Board would like to have a Pre-Construction Meeting with the Spectrum Representatives. The manager will reach out and start the

communication process. It is believed the final building permit is the last hurdle to the project.

9. Village Homes

No known changes to report and they have not yet submitted their PDP. Some first steps is to file for a Zoning Change, file the PDP and eventually the FDP.

C. Minutes

1. Jeanette Moore moved to approve the Minutes of September 9, 2013. Sheri Brimmer second. The motion carried.

D. Financial Report

The manager will send an electronic version of the Unexpended Budget Report to Mike Hamrick for preparation of the 2014 Draft Budget.

Mike Hamrick moved to accept the September Financial Report. Rich Valentino second. The motion carried.

E. Unfinished Business

1. The Board will meet on October 23, 2013, 6 to 8 PM for the final review of the Design Review Guideline revisions. The approval of the revised document will be ratified after the Budget proposal is reviewed at the next meeting.
2. The Board will review the JBK proposal to make changes and upgrades to the front of the Clubhouse landscape. Sheri Brimmer has some good questions and will take a very close look at the proposal to make recommendations at the next Board Meeting.
3. Clubhouse fluorescent lighting fixture changes are on hold until a Cut Sheet is received. The manager has requested this two times, and will request again.
4. Manager will reach out to the Clubhouse Painting Contractor to see if a start date can be determined. Last conversation, the painter was very busy.

The Board took a recess at 6:30 PM for a hearing.

The meeting reconvened at 7 PM.

F. New Business

1. Signature Cards - Due to the number of items on the agenda, this was put over to the next meeting.

2. Board Walk Around/Property Inspection Assignments:

Filing 1	Rich Valentino
Filing 2	Sheri Brimmer
Filing 3	Bob Frazier
Filing 4	Jeanette Moore
Filing 5	Mike Hamrick
Filing 6	Jeanette Moore

3. The following items were put over to a future meeting.

- a. Parking Lot Asphalt
- b. Surveillance Cameras
- c. Clubhouse Card Reader
- d. Power to Islands

4. Holiday Lights

Bob Frazier suggested a Holiday Lights Decorating Contest. Bob will purchase additional lights, prepare a flyer to be sent out via Email Blast. Teams will be provided with lights and wreaths and prizes will be offered for the best display. All residents are welcome to form a team. The installation date will be on or before Thanksgiving weekend.

5. Perimeter Fence Painting

Jeanette Moore moved to accept the Denver Paint Company bid to paint the street side of the perimeter fence along Liverpool, Smoky Hill and East Fair Ave. Bob Frazier second. The motion carried.

6. Website Upgrade

The estimate in hand to upgrade the website is a range between \$1,000 and \$1,500. The webmaster will be contacted to determine interest and time-frame.

7. Board Training is required under Colorado Statute. The manager will contact the Association's attorney to arrange Board Training on Monday, November 11, 2013 at 4 PM.

8. It was determined that storing a trailer in the driveway or on the lot where it is visible to neighboring owners is a violation of the Governing Documents and a \$25 fine was assessed. The governing documents do allow a trailer to be stored in the garage, behind a closed garage door. The Board will give the owner of the trailer at 6607 thirty (30) days to move the trailer for storage elsewhere, or in the garage. If completed within the 30 day, the fines totaling \$50 will be waived. If the trailer is stored again for 48 hours or longer, the fines will be reinstated.

9. The Centennial Representative relayed that trailer ordinances allow a limited loading and unloading period. That while any trailer is parked on the street; it MUST be connected to the tow vehicle. Any owner or resident may contact the City of Centennial Code Enforcement Representative at 303 795-4711 to report a trailer stored on the street. When parked on the street, the Association does not have the authority to enforce local ordinances, it is best to contact the Code Enforcement Representative at 303 795-4711. The owner of the trailer may be found in violation of the Governing documents, and a continuing or repeat violation could result in the assessment of a fine. A written complaint from the reporting party will need to include their name, address and phone number and optionally their valid email address in addition to the specific address of the resident storing the trailer. Anonymous complaints will result in no action.

G. Adjournment

1. Mike Hamrick moved to adjourn to an Executive Session to review & sign checks, review pending violation letters and delinquencies. Rich Valentino second. The meeting was adjourned at 8:02 PM.

Approved: November 11, 2013