

GREENFIELD MASTER ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, November 11, 2013 - 5 PM

MINUTES

A. Call to Order 5:15 PM

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

Members Absent: None.

Also Present: Taylor Roberts, YMCA; Eric Plouffe, JBK and Chris Ricketts, CMCA® Association Manager

B. Committee Reports

1. Landscape – Eric Plouffe, JBK

The irrigation system was blown out and the backflow devices removed and stored off-site.

The Rider in the pocket park between S Kirk and S Lisbon was torn off at the base, leaving a jagged metal piece. JBK staff dug down and cut off the metal part as close to the very large concrete base.

The Native slope where the over-seeding was done needs to be regraded.

The Native Areas were mowed.

A proposal to re-do the Clubhouse and parking lot area was presented to the Board.

2. Pool

Warranty work on the pool plaster will be done in the spring, to save on water and ensure proper adhesion, by Front Range Aquatech. Warranty work is done at no charge to the HOA. The start date is likely to be set by the next board meeting in December, at this time mid-March to mid-April.

Chemical usage was over budget, a cooler water temperature would help to reduce chemical use. A 500 gallon tub for chlorine was filled weekly, there was a large amount of rain also. Multi-use Pool Temps are recommended between 82 and 84 degrees.

Measurements for the baby pool were taken to place an order for a cover. There are two anchor options, vinyl or hard (in the concrete)

The 2014 Contract is to include an option to keep the pool open for 2 extra weeks, depending upon weather.

It was suggested to start asking parents to volunteer for organizing Swim Team for 2014.

3. Clubhouse

5 Rentals in October.

4. Social Committee

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

The Fall Festival/Spook Around the Lake went very well.

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. At this time, they need their final permit. They have started receiving rock materials and earthmoving equipment. A section of the fence will be removed to allow trucks ingress and egress. Fence maintenance is being reviewed. The HOA will look at painting the fence, and check the CC&Rs to determine responsibility.

9. Village Homes

The project is still in the planning stages. The representatives are meeting with various Greenfield Boards, including LMD.

C. Minutes

1. Jeanette Moore moved to approve the Minutes of October 14, 2013. Sheri Brimmer second. The motion carried.

D. Financial Report

The manager will check with Accounting, on the report, clarification of the Net Budget amount is needed, is the HOA overspent or is there \$47K remaining to the end of the year. (After the meeting, it was determined the is not over budget and has the \$47K remaining to handle monthly expenses and some annual expenditures in November and December.)

E. Unfinished Business

1. A draft 2014 Budget with a \$5 per month increase in the HOA Monthly Fee was reviewed by the Board. Bob Frazier moved to approve the draft 2014 Budget as presented. Mike Hamrick second. The motion carried.
2. Holiday Decorations at Greenfield Monuments was reviewed. A contest to decorate will be announced, including prizes for the best entry. \$1,000 for prizes, plus additional garland of 1,200' and additional colored light strings were moved by Mike Hamrick, Jeanette Moore second. The motion carried.
3. Storage Locker is located at Uncle Bob's at Mississippi and Peoria. There are storage lockers closer to Greenfield. The storage will be moved. Uncle Bob's is paid to the end of the year.
4. JBK's Proposals will be put over to the next meeting.
5. The 2013 Budget Ratification meeting is scheduled for Monday, December 9, 2013 at 6:30 PM. Notice will be mailed via First Class mail to all owners at the address of record.

F. New Business

1. None.

G. Adjournment

1. Meeting adjourned at 6:29 PM for a presentation from Village Homes. Also present were Rob Johnson, & Eric Eckberg of Village Homes and Steve Rowe, representative from the Liverpool Metro District Board.
2. Meeting reconvened at 7:30 PM to review the Collection Policy changes required by Colorado Statute. Rich Valentino moved to approve the Revised Collection Policy. Jeanette Moore second. The motion carried. The Board President signed the revised Collection Policy and it will be mailed to all owners via first

class mail to the address on record. The new policy takes effect January 1, 2014.

3. The meeting was adjourned at 7:38 PM.

Approved: December 9, 2013