

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, December 9, 2013 - 5 PM

MINUTES

A. Call to Order 5:10 PM

Members Present: Rich Valentino, Mike Hamrick and Sheri Brimmer

Members Absent: Bob Frazier and Jeanette Moore.

Also Present: Chris Ricketts, CMCA® Association Manager

B. Committee Reports

1. Landscape

No report this month.

2. Pool

The price of a custom made cover for the Baby Pool is \$1,316. It was suggested a tarp and some cinder blocks from Home Depot or Lowe's would be an inexpensive, effective alternative. The cover is to prevent the small amount of water from becoming dirty and staining the plaster over the months the pool is closed.

3. Clubhouse

No report this month.

4. Social Committee

The Holiday Party went well and had good attendance. Committee also did an excellent job decorating.

5. Design Review Committee (DRC)

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

6. Liverpool Metro District (LMD)

No report this month.

7. CENCON

No report this month.

8. Spectrum Project

The project received approval a few months ago. Fence maintenance was reviewed. The HOA will not be painting the Spectrum fence.

9. Village Homes

The project is still in the planning stages. Village Homes still needs to obtain a response from the City of Centennial. No other changes to report at this time.

C. Minutes

Mike Hamrick moved to approve the Minutes of November 11, 2013. Sheri Brimmer second. The motion carried.

D. Financial Report

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

E. Unfinished Business

1. Mike Hamrick moved to accept the JBK 2014 Landscape Contract. Rich Valentino second. The motion carried. Contract was signed.
2. The DRC Manual Revision is to be added to the January 2014 Agenda.
3. Bob Frazier is coordinating the Holiday Lights and Decorating Contest for the Monuments.
4. Painting the Clubhouse contract with painter is put over to Spring 2014. Manager will contact Diane for a tentative start date.
5. Manager will contact PST for cost breakout of the stop sign backer boards, and ask the sign company again.
6. Community Service Ads for inclusion in the Email Blasts with a time limit was noted and will be added to another agenda in 2014. The Association's current Webmaster is a Greenfield owner, and his house is on the market. The Board will reach out and find out what the annual cost to continue maintenance and upgrades for 2014.

7. Mike Hamrick moved to replace the very heavy wooden tables with 4 lighter weight folding tables at a maximum of \$300. Sheri Brimmer second. The motion carried.
8. Warning letter and follow up letters were sent to the owner of 6157 regarding the trailer stored at the location. The trailer storage was found to be in violation of the Greenfield Governing Documents. Mike Hamrick moved to assess a fine of \$25. Rich Valentino second. The motion carried.
9. Scheduled for the January meeting are representatives from local agencies regarding Neighborhood Watch and Animal Control.
10. Numerous letters and fines assessed against 6100 have not produced any improvement in the yard. Neighbor complaints are received from time to time. Mike Hamrick moved to assess the next level fine. Rich Valentino second. The motion carried. This will be added to the January 2014 Agenda.

F. New Business

1. None.

G. Adjournment

1. Mike Hamrick moved to adjourn the meeting at 6:37 PM. Rich Valentino second the meeting adjourned to the Annual Members Budget Ratification Meeting.

Approved: January 13, 2014