

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, January 13, 2014 - 5 PM

MINUTES

A. Call to Order 5:04 PM

Members Present: Rich Valentino, Mike Hamrick and Sheri Brimmer and Jeanette Moore

Members Absent: Bob Frazier.

Also Present: Matt Creaghe, Centennial Animal Services; Daniel Ettinger, Centennial Animal Services; Scott Sickafoose, Police Dept. Neighborhood Watch and Chris Ricketts, CMCA® Association Manager

B. Committee Reports

1. Landscape

- a. Review snow removal, the pro-active call received from the Board was appreciated as it helps to plan the work.
- b. A meeting to go over the proposed landscape at the Clubhouse changes will be set up in a few weeks with Eric Plouffe, Mike Hamrick and Sheri Brimmer.
- c. The parking lot repairs should be done prior to any changes to the landscaping.
- d. Spring Walk Through will be set for May 2014 at a future meeting.
- e. Backflow prevention devices will be tested after reinstalled. There is also one in the clubhouse kitchen. Manager will arrange for testing after exterior units are back in the cages.

2. Pool

No report this month.

3. Clubhouse

There were 4 rentals in November and 3 rentals in December.

4. Social Committee

- a. Dates for 2014 events need to be set by the Social Committee and provided to the Board.

5. Design Review Committee (DRC)

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

6. Liverpool Metro District (LMD)

No report this month.

7. CENCON

No report this month.

8. Spectrum Project

Ground work is in progress on the site.

9. Village Homes

No changes or new information received.

C. Minutes

Mike Hamrick moved to approve the Minutes of December 9, 2013 with change to remove name of guest that signed in at the Board Meeting instead of the Budget Ratification Meeting. Rich Valentino second. The motion carried.

At 5:15 PM, the meeting adjourned for Homeowner Forum and presentation from representatives from Centennial Animal Control. Meeting reconvened at 6:15 PM.

D. Financial Report

Jeanette Moore moved to accept the December 2013 Financial Report. Mike Hamrick second. The motion carried.

At 6:20 PM, Scott Sickafoose from the Police Dept. Neighborhood Watch Program presented information to the Board on setting up watch programs in Greenfield. A date for March 10, 2014 at 6:30 or 7 PM will be set for a Community wide meeting to start the process. The regular board meeting reconvened at 7:05 PM

E. Unfinished Business

1. Holiday Lights - 3 Winners were awarded cash prizes: Anne Marshall 3rd Place; Tracy Miller 2nd Place and Dawn Johnson 1st Place.

Manager will contract Roger Miller at The Electrician to help connect Bob Frazier and Mike Hamrick to look at the options for wiring repairs and directional boring for additional wiring.

The Holiday Lighting Committee will look at guidelines and make some changes for the 2014 Holiday Season.

2. An outlet in the East Fair Avenue island was run over and crushed; manager will contract the Electrician for repairs.
3. Manager will look for typical records retention guidelines.
4. Manager will contract painting contractor to schedule Clubhouse repainting.
5. Foam backer/trim for Greenfield Stop Signs were priced and the range is \$625 to about \$2,000 each. Creating them from plywood would be less expensive.

F. New Business

1. Portable basketball hoop rules currently do not allow the structures to be on the sidewalks nor in the streets. A reasonable accommodation to numerous requests to allow the structures to be placed for use without having to move them in and out may be to allow them in the driveway no closer to the sidewalk if the structure was laid over, knocked over or tipped over onto its side. The goal is to prevent blocked sidewalks which interfere with the public's right to access common area. This change is still being discussed and the existing rule is still in effect; they cannot be stored on the sidewalk or in the street. They block public access and many in the street create a dam that will result in a large patch of ice in cold weather.
2. Reserve Policy reviewed and approved. Document signed.

G. Adjournment

1. The February Meeting was changed to Wednesday, February 19, 2014 at 5 PM.
2. Rich Valentino moved to adjourn the meeting at 8 PM. Sheri Brimmer second. The meeting adjourned at 8 PM.

Approved: February 19, 2014