

GREENFIELD MASTER OWNERS ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, February 19, 2014 - 5 PM

MINUTES

A. Call to Order 5:03 PM

Members Present: Rich Valentino, Mike Hamrick, Bob Frazier and Jeanette Moore

Members Absent: Sheri Brimmer

Also Present: Eric Plouffe, JBK and Chris Ricketts, CMCA® Association
Manager

B. Committee Reports

1. Landscape

- a. Very little to report at this time, middle of winter.
- b. Lillac Ash Borer spraying would be in April if approved, \$584.24. This would not address any Emerald Ash Borer. The nearest known Emerald Ash Borer is in Boulder and could be here tomorrow if it hitches a ride, or in a few years on its own.
- c. Bob Frazier moved to treat for Lillac Ash Borer. Mike Hamrick second. The motion carried.
- d. Green Space Berm over-seeding project was put over to the March 2014 meeting.

2. Pool

No report this month. Pool will reopen last weekend in May.

3. Clubhouse

There are 5 Reservations for Clubhouse Rentals in February and March.

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)

The DRC has one pending application received earlier today.

6. Liverpool Metro District (LMD)

There is an election for a board seat upcoming.

7. CENCON

The Annual Fee and records update form have been sent to CENCON.

8. Spectrum Project

Ground work is in progress on the site.

9. Village Homes

Representatives from Village Homes will be invited to a meeting with the Board at 4 PM on Monday, March 10, 2014. Reports received indicate that Village Homes now actually owns the land that had been set aside for an elementary school. Also, that Village Homes is in the process of seeking a zoning change. One of the changes proposed more or less levels their property leaving a change in elevation at the south end between 15' and 25' on the Greenfield property line shared with the Village Homes lot.

C. Minutes

Mike Hamrick moved to approve the Minutes of January 13, 2014. Rich Valentino second. The motion carried.

D. Financial Report

1. Bob Frazier moved to accept the January 2014 Financial Report. Mike Hamrick second. The motion carried.
2. On the financial report, a refund from the insurance company is noted. Manager will look into if that has been received or not.

E. Unfinished Business

1. Holiday Lights/Electrical Outlets at Monuments and Island were surveyed when the holiday lights came down at the end of the 2013 season. 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.

F. New Business

1. Parking lot repairs are expected to be in the range of \$58,000 to \$80,000. Manager will facilitate a meeting between the Brown Brothers representative and the Board's President.

Jeannette Moore arrived at 5:35 PM.

The plan is to schedule parking lot repairs March/April in order to be ready for the pool season.

2. The Board will set a meeting to finalize the DRC Manual committee revisions within the next 4-5 weeks. The Board would prefer a March meeting.
3. Spring Landscape walkthrough date will need to be set.
4. Painting Clubhouse prep will begin in March.
5. The Surveillance Camera Vendor will be scheduled in the next 4 weeks.
6. The Greenfield Webmaster sold his house and has moved away. A web page company, "Get Found Fast" may be able to take over web site maintenance and effect desired improvements, additional search is pending.
7. Hillside submitted ideas for new and different signage & post design they would like for the sub-association. Generally, each sign is about \$791. For Greenfield, a change of signage would be around \$80,000. This change seems too expensive and won't be supported. The sub-association should continue to match the Master Association signage and posts.
8. A request to reimburse the cost to replace jeans torn while walking on the trails that had residual ice was denied. Each owner or pedestrian should take reasonable care when traversing the trails in winter months, it is likely there will be ice.
9. Storage unit nearby is larger, and about \$180 per month. The existing storage locker is near Mississippi and Peoria. The current storage locker can be on a month to month rental for now. The long term rental agreement is to pay for 12 months and receive a discount making the 13th month no charge.

Bob Frazier left the meeting at 6 PM.

10. Mike Hamrick moved to approve the audit contract/letter of agreement. Rich Valentino second. The motion carried.
11. Violation item #1, trailer stored in front of the house. The trailer continues to be stored in front after warning letter, violation letter and assessment of two fines. Mike Hamrick moved to assess the next level of fine as found in the Association's Enforcement Policy. Jeanette Moore second. The motion carried.

12. Violation item #2, vehicle with expired tags and giving the appearance it is non-operational was moved into the driveway, heading out.
13. Violation item #3, vehicle with flat tire, broken garage door, broken window screen and various yard violations. Letter will be sent.
14. A small number of owners continue to send only \$60 per month when the fee was raised to \$65 per month. Notices were mailed to all short paid owners in January. Some corrected the short pay and those that didn't were sent a notice in February. No late charges for the short pays were levied. The Board will waive the late charge for March. For April, the short pays will have the late charges added as per the Association's Collection policy.
15. Violation Item #3 and #4 the manager will be send special letters. #3, where is the landscape plan? Owner has 30 days to submit to avoid fines. If no corrective action is taken, the board will consider arranging yard repairs/maintenance and bill back the owner.

G. Adjournment

1. The meeting was adjourned at 6:29 PM.

Approved: March 10, 2014