

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, March 10, 2014 - 4 PM

MINUTES

A. Call to Order 4:18 PM

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

Members Absent: None.

Also Present: Eric Eckberg, Village Homes; Rob Johnson, Village Homes; Eric Plouffe, JBK; Taylor Roberts, YMCA and Chris Ricketts, CMCA®, Association Manager

B. Committee Reports

1. Village Homes

Rob Johnson presented views of the original layout and the updated layout that reduces the number of houses to 37, changes the substantial grade change by the south end trail, some roadway issues and accommodations for a number of change requests to their plans they've received. The "fire exit" roadway at the Sienna corner is still a major concern because of the blocked view of on-coming traffic from Falcon Creek area; a better sight triangle is still needed. Village Homes needs to address this with Sienna to obtain a fencing change or obtain a right-of-way. Village Homes is also modifying other plans to be more consistent with Greenfield, such as fencing guidelines. It was suggested Village Homes contact Eric Plouffe at JBK for recommendations for types of trees, and avoiding a monoculture of trees. Village Homes reported they would join with LMD. Ideas such as contributing to the expense of rebuilding the pool, updated or remodel of the Clubhouse were also discussed.

2. Landscape

- a. Pre-emergent is planned for end of March, beginning of April. Fertilization mid-April. First part of May the sprinklers will be put back in service.
- b. Monument Lights and enlarging the flower rings to surround them may change fixture height, and input from the LMD Board will be sought.

3. Pool

- a. Taylor reported he will be moving up and a long time YMCA employee, Jeremy Dunlop, is stepping in as the primary YMCA rep.
- b. Front Range Aquatech will be working on warranty plaster repairs beginning about April 14, 2014.
- c. The Swim Team Parents Planning meeting will be announced soon by YMCA.
- d. Swim Team & Swimming Lessons Flyers will be emailed to the manager. The Board will send them out in an E-Mail Blast.
- e. The proposed cover for the baby pool was very expensive and other less expensive options were mentioned. A large part of the expense was for installing the anchors.

4. Clubhouse

The parking lot asphalt will be resurfaced (rotomill & overlay) prior to the May Pool Opening date. Additional landscaping changes are planned to upgrade the Clubhouse curb appeal.

5. Social Committee

- a. The Annual Egg Hunt is scheduled for April 12, 2014. An E-Mail Blast will be sent with date, time and egg donation requirements.

6. Design Review Committee (DRC)

All applications have been reviewed and a decision letter sent.

7. Liverpool Metro District (LMD)

There is an election for a board seat upcoming.

8. CENCON

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

9. Spectrum Project

Ground work is in progress on the site. Spectrum has requested Greenfield turn over the fence easement. Specific plans to maintain, replace or remove the fence are not known. After additional information is received, the Board will ask its attorney to review this prior to making a decision. A meeting with the Spectrum representative, Bernida Egging, will be set up.

C. Minutes

Mike Hamrick moved to approve the Minutes of February 19, 2014 with changing Jeanette Moore's arrival time to 5:35 PM. Bob Frazier second. The motion carried.

D. Financial Report

1. Manager will check in with Accountant for verify receipt or not of a refund on the Insurance Premium.
2. Line 4012 Uncollected Dues and A/R are not the same number. Manager will check on why this is.
3. Jeanette Moore moved to accept the February 2014 Financial Report. Sherri Brimmer second. The motion carried.

E. Unfinished Business

1. The Board reviewed the YMCA contract and noted the Pool Closing Section was extended, when the Board asked for an option to extend which will depend upon weather in September. The Board will sign the contract after the change is made.
2. Tennis Court contract for cleaning, windscreen maintenance with Game Set Match was approved and signed.
3. Proposals for extra landscape work were reviewed, approved and signed. Mike Hamrick abstained on the grading proposal behind South Jericho.
4. The storage locker for Association records, holiday lights and decorations will be changed to Neighborhood Self Storage on Smoky Hill. Mike Hamrick will stop by and complete the paperwork. Bob Frazier will move the stored boxes from Uncle Bobs on Mississippi Ave by the end of March. The annual storage locker rental fee is about \$1,980.
5. Parking Lot rotomill and overlay will be changed to include removal of the concrete pad by the small gazebo, change the large concrete pad to pavers.
6. The Board's DRC Guide Review meeting is set for April 17, 2014 at 5:30 PM. Mike Hamrick will contact the Clubhouse Manager to reserve the date and time.
7. Mike Hamrick will contact the painting contractor to set a date to repaint the Clubhouse exterior and gazebos.
8. Bids will be sought from web-site designers. The Greenfield webmaster sold and has moved away.

F. New Business

1. Mike Hamrick moved to re-key the Clubhouse entry doors. Jeanette Moore second. The motion carried.
2. Violations were reviewed:
 - a. Mail returned.
 - b. Letter to owner, create and submit plan consistent with Greenfield standards by April 14, 2014, once approved, substantially complete landscape plan by end of May 2014.
 - c. RV parked overtime, Bob Frazier will check and if still there, email manager to send a letter with a fine of \$25.
 - d. Rich Valentino moved to assess a fine for trailer storage, repeat/continuing violation. Next step is a \$100 fine. Letter to also include a note to please contact the board about this. Manager will send \$100 fine letter. House also has other various items stored in the yard and broken pickets on the fence; manager will send first violation letter on these issues.
3. Contact Alpine Waste and Recycling representative regarding 6% increase announcement, Association's contract has a 3% cap on fee increases.

G. Adjournment

1. The meeting was adjourned at 6:48 PM.

Approved: April 14, 2014