

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, April 14, 2014 - 5 PM

MINUTES

A. Call to Order 5:22 PM

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

Members Absent: Bob Frazier.

Also Present Taylor Roberts, YMCA; Jeremy Dunlop, YMCA; Tracy Miller, Social Committee; Nic Musgrove; Michael Guydish and Chris Ricketts, CMCA®, Association Manager

B. Committee Reports

1. Pool - YMCA - Taylor Roberts & Jeremy Dunlap

- a. Jeremy Dunlap will be taking the lead lifeguard role at Greenfield. Taylor accepted a position with a different company.
- b. The pool opens for this season on Saturday, May 24, 2014 at 10 AM. New cards are not needed, except if it was lost, or no card was previously issued. Each owner may have only 1 or 2 active cards at a time.
- c. The warranty work on the plaster was moved from the close of last season to be completed before the start of this season.
- d. Contract will be signed by the Board when the 2 week Option to Extend is modified; currently the close date reflects the additional two weeks and the option to extend. Weather may not allow the extra two weeks and then the pool should close on the last day of the Labor Day Weekend.
- e. Swim Team Parents Meeting with the YMCA is set for Thursday, May 8, 2014 from 5:30 PM to 7:30 PM in the Greenfield Clubhouse. A flyer will be supplied by the YMCA and sent to everyone that has added their email address to the Greenfield Emailing List through the HOA website.
- f. The 2013 Pool Season went over budget on the chemicals.

2. Clubhouse

- a. There were 4 Clubhouse rentals in March.
- b. 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.
- c. Walkway a path crack seal at the front of the Clubhouse will be looked at after the asphalt project is completed. The crack seal vendor looked at the back and recommended checking again in 1 to 2 years to see if the small cracks in the old concrete are enlarging. There were some very small areas under the pergola near the emergency exit gate that would be too expensive to do at this time.

3. Design Review Committee

Homeowner Sarah Hanson expressed her desire to join the Design Review Committee. Her contact information will be sent to the DRC Chair.

4. Social Committee

- a. The Annual Egg Hunt and Social went well with many happy children enjoying the hunt, hot chocolate, donuts, coffee and a visit by a large bunny.
- b. An idea for a new event in the big park was put forth, such as a picnic, bbq grills. The plan would be to start about 3 PM and the date offered is Saturday, June 21, 2014. The Social Committee will look into renting a large grill and compare pricing with how much it would cost to buy one and store it when not in use. Also, renting a Port-a-Potty.
- c. For the 4th of July event, Frank's BBQ catered the event for Greenfield. The Social Committee will contact Frank's for a set up similar to last year's event that went so well.
- d. The Social Committee would like to purchase some permanent event signage. The Committee will look into pricing and check to see how it could fit into the Social Budget.

5. LMD

- a. Mike Hamrick has joined the LMD Board of Directors.
- b. Greenfield and LMD are both looking at resolving electrical problems at the entrances and those islands.

6. CENCON

No changes to report.

7. Spectrum

- a. Ground work is progressing and concrete has been poured.
- b. Their representative wants to meet with the Greenfield Board to discuss transfer of easement for the perimeter fencing along Smoky Hill and Liverpool. One of the plans Spectrum representatives stated was to take responsibility for the fence, remove it and plant bushes instead. The Board will offer to meet with the Spectrum Representative at the May 2014 meeting.

C. Minutes

Jeanette Moore moved to approve the Minutes of March 10, 2014. Sheri Brimmer second. The motion carried.

D. Financial Report

1. Manager will check in on the interest rates being paid on the Reserve Fund accounts. If rates have improved on the CDs, it may be time to move some Money Market Account funds into Laddered CDs. The last time this was checked, the Money Market was paying a small amount of interest, yet was substantially more than the rate on the CDs.
2. Manager will check with Accounting to determine how the Auditor comes up with the depreciation numbers. (Line 1510)
3. Mike Hamrick moved to accept the March 2014 Financial Report. Jeanette Moore second. The motion carried.
4. Delinquencies tabled, to be brought up on Executive Session. Copy of statute that calls for the board to make decisions on delinquencies in open session.

E. Unfinished Business

1. Parking lot resurface, replace the concrete in front of the gazebo with asphalt and the concrete at the Clubhouse steps to be replaced with pavers. The Board selected to go with a brick color, style and pattern similar to the monuments and the Swim Club and Tennis Court sign in front of the Clubhouse. The bricks are listed in the Design Guidelines as "Portsmouth" by Robinson Brick Company. Manager will relay this information to Brown Brothers representative Dave Fesenden.
2. YMCA contract checked, the season close date needs to be modified, and option to extend season 2 weeks should be retained.
3. The Board's Review of the DRC Guideline meeting is changed to the 24th. Once review and revision is completed, the draft document will be sent to the DRC for

their final review and any updates or revisions. After that is completed, the revised guide will be available for homeowners.

4. Board President will contact the contracted painter for a start date. This was put over from last year and needs to be completed before the start of pool season at the end of May.
5. Access Control vendor will be asked to come out and evaluate the system, perhaps add card access to the Clubhouse doors and surveillance camera pricing.

F. New Business

1. Manager will arrange for the annual replacement of the two basketball hoop nets made with chains.

Meeting was adjourned at 6:22 PM for a presentation from Scott Sickafoose, Neighborhood Watch Coordinator, Arapahoe County Sheriff's Office.

Board Meeting was reconvened at 7:45 PM.

2. Spring Egg Hunt signs were purchased by a volunteer with the expectation to be able to also place advertising their business. When unable to advertise at this event, a request was submitted to reimburse the cost of the signs. Mike Hamrick moved to reimburse for half the amount for the signs as the original agreement was that the signs were offered to the HOA as a donation. Jeanette Moore second. The motion carried.
3. The response to the letter sent to an owner requesting a formal plan for yard maintenance to bring it up to Greenfield standards was met with a copy of an estimate to replace the plants, grass, rock beds etc. with plastic artificial turf. The board asked the manager to please send another letter explaining this is not a plan or design, only a bid for synthetic turf. Also, the DRC must review all changes to the exterior of the house, the yard and any changes to each lot in advance. Copy of DRC application form and other documents are available online at www.greenfieldhoa.com. The letter is to include a ten (10) day deadline to submit a plan (design).
4. The snowmobile and trailer are still there after a series of letters and assessment of fines. Mike Hamrick moved to assess the next level of fine (\$100). Jeanette Moore second. The motion carried.
5. A recent new owner is storing a work trailer in the driveway. A first violation letter was sent and a response from the owner was received which also included a photo of another owner's possible violation. (After review, it was determined the possible violation is not a violation.) Mike Hamrick moved to send the second violation letter which includes the notice and opportunity for a hearing, if a violation is found, the first level of fine (\$25) could be assessed. Jeanette Moore

second. The motion carried. Manager will send a second notice to the owner regarding a continuing trailer storage violation.

Jeanette Moore left the meeting at 8:10 PM.

6. Delinquencies.

- a. Line Item #4, what does the balance consist of? Manager will provide a detailed ledger for this account at the next meeting, if the balance remains.
- b. Line Items 5-20 are short pays of \$5 each month for 1 to 4 months, perhaps the owner forgot the \$5 per month increase, or did not notice it in the mailings the Association sent to all owners. To date, no late charges have been assessed for the \$5 per month short pay. Beginning May 11, 2014, a late charge will now be added to accounts that are short paid and the standard late notice will be sent from the office.
- c. Line item #20 will be reviewed at the May meeting. The account will be sent to the attorney if the balance due remains.
- d. Line Item #3 is an owner that caught up, but is starting to be delinquent again.

G. Adjournment

- 1. The meeting was adjourned at 8:20 PM.

Approved: May 12, 2014