

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, May 12, 2014 - 4 PM

MINUTES

A. Call to Order 4:15 PM

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

Members Absent: None.

Also Present Rob Johnson, Village Homes; Myra Lansky; Eric Plouffe, JBK; Bernida Egging, Spectrum; Mike Longfellow, Spectrum; Nicole Korte; Michael Hayutin, Weststar and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Village Homes - Rob Johnson

- a. Rob Johnson presented changes made to their plans as a result of input and requests from Greenfield residents and the City of Centennial. This is the third plan revision and Village Homes will submit to the City of Centennial for additional review. The public hearings are expected to be scheduled for June or July. A sewer easement is being requested and ECCV is included in the request process.
- b. For the Village Homes project, a special meeting of Greenfield members may be needed. At least 67% of all Greenfield Master Owners Association Owners will need to vote in favor of annexation. At this time, it would mean 35 additional single family homes in Greenfield.
- c. The size of each house is expected to range between 2,500 and 3,400 square feet and plans are for the prices to range between \$500,000 and \$590,000.
- d. Village Homes will install the streets and curbing and then dedicate them to the City of Centennial.
- e. Village Homes has scheduled a Community Meeting for May 28, 2014 at 6:30 PM. Greenfield and neighboring HOAs are welcome to attend.

Jeanette arrived at 4:57 PM

Bob Frazier arrived at 5:02 PM

2. Landscape - Eric Plouffe, JBK Landscape

- a. The fertilizer and pre-emergent have been applied. Irrigation systems have been turned on and are ready to go. ECCV restrictions are the same as last year. Water rates are scheduled to increase. Mowing will be on Thursdays and detailing will be on Fridays. The native areas will be over-seeded the rest of this week and next week.
- b. Sheri will meet with JBK for the landscape changes around the Clubhouse.
- c. The Spring Walk Through is scheduled for Monday, June 2, 2014 at 5 PM.
- d. Sign posts are being eaten away by weed whackers. There are two known solutions for this: add metal flashing to the base or add rocks to create a dead-zone around each sign post. JBK can install either. Hillside added flashing around most of their fence posts.
- e. The poor area on the hill behind the Tennis Courts and Pool will be addressed. Under consideration is rocking the area as no plant life seems to survive well there.

3. Pool

The pool will re-open for the season on Saturday, May 24, 2014. YMCA will continue to provide lifeguard service and pool maintenance under contract.

4. LMD

LMD sponsored dumpster day is scheduled to follow the Greenfield Annual Yard Sale. Dumpster day will be June 14, 2014. In addition to the trash removal service in prior years, they will also have an electronics disposal service that will charge a fee to take away electronics. Plant shredding service fee. And document shredding for \$5 per standard bankers box.

5. Spectrum Project

- a. Bernida Egging and Mike Longfellow came to the meeting to request the Greenfield Master Owners Association Board allow Spectrum to have the fencing easement surrounding their project. They stated their plans are to add a 6' white vinyl fence between their project and the homeowners directly next to the site on the north edge of Greenfield. This fence would be next to or near the existing 3 rail fence maintained by homeowners.
- b. Spectrum's project is in Greenfield Filing 8 and is eligible to join the Greenfield Master Owners Association without any member voting. Before

deciding to join Greenfield, monthly fees would need to be negotiated. Further discussion with the Board is expected.

- c. The spectrum project is expected to be completed as early as January 2015. They will pave their roadway soon.
- d. The plans call for 85 units - 24 are memory care. The building will be 2 stories and 32' high at the roof peak.

C. Minutes

Sheri Brimmer moved to approve the Minutes of April 14, 2014. Rich Valentino second. The minutes were approved.

D. Financials

Mike Hamrick moved to accept the Financial Report of April 2014. Jeanette Moore second. The April 2014 Financial Report was accepted.

E. Unfinished Business

1. Clubhouse Replacement Windows

Bob Frazier moved to accept the bid from Thomas McGuire Drywall to install the replacement windows. Mike Hamrick second. The motion carried.

2. Clubhouse Walkway and Front Steps Crack Seal

Bob Frazier moved to approve the WeatherSure bid at \$892. Mike Hamrick second. The motion carried.

3. Clubhouse Lights - Put over to a future meeting.

4. Clubhouse Painting contract signed last year needs to be started and completed prior to pool opening. The Board gave the Board President the authority to enforce or cancel the contract depending upon results of conversation with contractor.

5. Pricing for additional card readers on Clubhouse doors and surveillance cameras are expected for the next meeting. Adding cameras at the entrance monuments is expected to be expensive to address connectivity issues, lack of line of sight for wireless systems and cost of burying cables for wired systems.

6. When received, The Electricians quotes for monument and island electrical repairs and additions will be emailed to the Board.

7. Community Service advertising for the Email Blasts is put over to the next meeting. Also put over to a future meeting are: CC&Rs Revision & Update; and Portable Basket Ball Hoops.

8. Website

The webmaster sold and left Greenfield. Replacement webmasters are being looked at. One suggestion to add a movie to feature Greenfield, perhaps ask a realtor to prepare a short video.

F. New Business

1. Pods & Dumpsters

Some owners have stored pods or dumpsters in front on the street, local ordinance may prohibit that. With the age of the community, it has become more common and resulted in a number of complaints from neighbors. To date, storage in the driveway has been acceptable when the building permit is on display. However, some are being stored for months. Some type of time limit and other parameters need to be established to address homeowner complaints. This will be added to the DRC revision to include how long these items can be stored in the driveway. A change to the CC&Rs is not needed to address this situation. Storing trailers is already prohibited on the street, or visible on the lot. Trailers in the garage behind the closed garage door are allowed.

2. The toilet in the handicap stall in the ladies room is leaking. Manager will address repair or replacement prior to pool opening.

3. Umbrellas at the Pool

Mike Hamrick noted we have 6 green umbrellas and 18 stands. Pricing for additional umbrellas is \$249 each; 12 umbrellas \$3,438. Mike Hamrick moved to buy the 12 additional umbrellas in Navy Blue. Bob Frazier second. The motion carried with Rich Valentino abstaining.

4. If Spectrum decides to join Greenfield, one of the services they may expect is trash pick-up. Manager will contact Alpine to see if they pick up medical waste that could be generated in the facility.

G. Adjournment

1. The meeting was adjourned at 7:10 PM to an Executive Session to review delinquencies.

Approved: June 9, 2014