

GREENFIELD MASTER OWNERS ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, June 9, 2014 - 5 PM

MINUTES

A. Call to Order 5:17 PM

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

Members Absent: Bob Frazier.

Also Present: Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. JBK - Eric is out of town on a family emergency.
2. Pool - It is open.
3. Clubhouse, no report.
4. DRC has a 93% approval with 4 pending that came in today.
5. Social Committee - Picnic or Barbecue in the Park is scheduled for Saturday, June 21, 2014, 3 PM to 8 PM.
6. LMD - Dumpster days is this week.
7. SEMSWA - Will be removing Russian Olives from Piney Creek area in the next few weeks from LMD area between Greenfield and Grandview.

Manager will request JBK look at any Greenfield Russian Olive trees.
8. CENCON - no report.
9. Spectrum Project - there was a flood of mud from the project when the huge rain, wind and hail storm hit. Not sure all new drains are connected yet. Contact with the City of Centennial is in progress.
10. Village Homes - tentative Planning and Zoning Meeting for June 18th.
Announcement will be sent vial Email Blast when date is set and confirmed.

Jeanette Moore arrived at 5:25 PM.

The stop sign at Fair Avenue near Falcon Creek is still an issue, the fence is a blind spot that forces vehicles too far out, which then blocks the sidewalk. That is expected to cause a collision with a vehicle and a pedestrian, skateboarder, bicyclist or jogger. A change to Sienna's fence would be in order to create a better view of oncoming traffic.

C. Minutes

Rich Valentino moved to approve the Minutes of May 12, 2014. Jeanette Moore second. The minutes were approved.

D. Financials

The May 2014 Financial Report were accepted.

E. Unfinished Business

1. YMCA contract still has some wording changes related to the pool closing date, and possible two week extension if weather permits.
2. The DRC Manual is under review. Changes need to be reviewed by the Design Review Committee. Then it will be posted online.
3. Enforcement policy is under review.
4. Cameras and Clubhouse Access System will be reviewed in August.
5. Power to islands will be reviewed in August after additional coordination with LMD.
6. Clubhouse landscape changes will be reviewed by Sherri Brimmer and JBK Representative Eric Plouffe when he returns.

F. New Business

1. The Clubhouse was repainted and the Gazebos were part of the bid. The gazebos need some woodwork first. The repairs are outside the scope of the painting contract.
2. Trailer stored in front of house where an agreement to waive fines was made with the understanding that in the future, all rules would be followed at all times. Mike Hamrick moved to reinstate the fines previously waived and levy the next level fine. Rich Valentino second. The motion carried.
3. House with many years of ongoing neglect for the yard was asked to submit a plan for DRC review. The owner submitted a bid for artificial turf. The deadline came and went without a plan. The manager will send a follow up letter, this is

the final letter/notice. Without a workable plan to bring the yard up to Greenfield standards, the matter will be referred to the Association's attorney. The Board assessed the next level fine.

4. Owner with renters, weeds in front, tall weeds in back, dangling window screens, unpainted fence facing Piney Creek has not updated the Association with a good address, phone number or email. Board assessed the next level fine.
5. Owner just off East Fair Avenue has various items stored in violation of the Governing Documents, warning letters have not produced any action.
6. Manager to contact George Tavares to make repairs to center crack between the tennis courts.
7. Manager to have a "Push" label added to Tennis Court exit gate.

G. Adjournment

1. The meeting was adjourned at 6:55 PM to an Executive Session to review delinquencies.

Approved: July 14, 2014