

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, August 11, 2014 - 5 PM

MINUTES

A. Call to Order 5:02 PM

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

Members Absent: Bob Frazier.

Also Present: Eric Plouffe, JBK; Payden Brown, YMCA; Rob Johnson, Village Homes; Tom Spratt; Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe - Watering schedule was reduced; trails were mowed; dead trees were removed; several irrigation system leaks were repaired; a walkway was cleared of mud; soccer field drain was cleared and additional cleaning is expected the end of October.

Three (3) proposals were presented to the Board for review.

The Clubhouse landscape change plan is almost ready, it needs to be priced out.

2. YMCA - Payden Brown - The fill line to the pool was repaired. Reminder of the 2-week extension option instead of closing Labor Day. The winterization schedule will be presented at the September meeting. The Season-End Report will include an inventory of furniture, and recommended needs for next season, plus usage logs for attendance and chemical use; Swim Team participation was down this season, each meet had about 100 participants.
3. Clubhouse - no changes.
4. DRC - two pending applications that arrived today. All others were reviewed and a decision sent to the requesting owner.
5. Social Committee - Needs more volunteers to assist with the Adult Social Committee. All other events have a lead person.
6. LMD - Greenfield representatives are working with LMD in regards to the island electrical power, lighting and holiday decoration possibilities.

7. CENCON - The Greenfield Board President will try to attend their next meeting. Expected on the agenda is the re-zoning of the property Alpert Homes is seeking to build houses.
8. Spectrum - The Greenfield Board President has an appointment with their representative, Bernida Egging, to review fence plans. The 8' vinyl fence as currently planned needs to be reviewed, it is unpopular with Greenfield owners that back up to the space. There is also an area between fences that will need attention; how that will happen will need to be determined.
9. Village Homes - Centennial City Council approved the Village Homes sight triangle next to Sienna. Their overall project has also been approved. Ground breaking is expected by early spring 2015.

Annexation of their 35 homes will require approval from the Greenfield Board, and approval of 67% of all Greenfield Owners. The cost of the process for review, meeting mailings and voting will be borne by Village Homes.

10. Alpert Homes - Community Meeting in the Clubhouse is scheduled for August 18, 2014 at 7 PM. The City of Centennial is soliciting comments and they are due August 20, 2014. All Greenfield owners are welcome to send their comments, the address is posted on the website: www.greenfieldhoa.com

- C. Minutes - Sheri Brimmer moved to approve the Minutes of July 14, 2014. Jeanette Moore second. The motion carried.
- D. Financial Report - The Pool Contract expense needs to be re-classified into the correct line items. Landscape is about \$35K remaining for 2014 improvements. Jeanette Moore moved to accept the Financial Report with the above change. Rich Valentino second. The motion carried.

E. Unfinished Business

1. DRC Guidelines Update is in progress, nearing completion. Proposed revisions will soon go to DRC members for review and input.
2. Sheri suggested two planters with flowering annuals for some summer color at the clubhouse. Some drip system changes will also be needed.
3. Window replacement in the kitchen and lifeguard room needs additional work. The vendor will be paid half of the agreed amount now, and the remainder when the work is satisfactorily completed. Otherwise, the payment will be withheld and used to pay a different vendor to complete the work as expected.

The Board took a recess at 6:08 PM, for a Homeowners Forum and to issue access cards to owners.

The meeting reconvened at 6:38 PM.

F. New Business

1. Welcome letter, the Board wants to include one access card to each new owner along with continuing the mention of the website, and encouragement to sign up for the Greenfield Email Blasts. For each owner, sign up, changes or other updates to the email system is on the website under the Homeowner news section, red button at the bottom of the page. Additionally, a list of Greenfield Social Events is to be prepared and included in the welcome letter.

www.greenfieldhoa.com

2. The vendor that resurfaced the tennis court has not responded to repeated calls for some new work on the tennis court. The manager will call Renner instead.
3. Village Homes Utility and Trail Easement proposals will be sent to the Association's Attorney. Village Homes will pick up the cost of the attorney's time and opinion.
4. Owner that has been fined several times with an amount totaling \$150 has offered to modify their trailer parking routine, including continued overnight parking, which is a violation of the CC&Rs section 5.11 b; "Overnight parking is prohibited." The Board wants a letter to the owner clearly delineating that overnight parking is prohibited. A fine of \$100 will be levied for each new violation. And, that an agreement to comply with the governing documents, the \$150 in fines already levied will be waived.

Two other owners with ongoing violations of Section 5.11 b have hearings scheduled for September 8, 2014.

The absentee owner with a tenant on S. Killarney Ct was issued the first prescribed fine of \$25 for failure to pull weeds, paint fence and repair broken window screens.

The time frame for compliance with Section 5.11 b for all future letters will be five (5) days.

5. Three proposals from JBK were reviewed. Mike Hamrick moved to accept the \$2,645 Proposal. Jeanette Moore second. The motion carried. Mike Hamrick moved to accept the \$4,647 proposal, Jeanette Moore second. The motion carried. The third proposal was put over to a future meeting.

G. Adjournment

1. The meeting was adjourned at 7:45 PM to an Executive Session to review delinquencies and a violation hearing.

Approved: September 8, 2014