

# **GREENFIELD MASTER OWNERS ASSOCIATION**

A NON-PROFIT CORPORATION

## **BOARD OF DIRECTOR'S MEETING**

**Monday, January 12, 2015 - 5 PM**

# **MINUTES**

### **A. Call to Order 5:10 PM**

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

Members Absent: None.

Also Present: Tracy Miller; Bruce Jordan; Tatyana Sturm; Brendan Marcum; Erick Plouffe, JBK; Marco Borrega, YMCA; and Chris Ricketts, CMCA®, Association Manager.

### **B. Committee Reports**

#### **1. Landscape - The last time mulch was added was 2012.**

The planting plan for the Clubhouse was updated with requests from the Board. The overall pricing for the project is \$30,825; split into sections: Parking Lot \$8,860; East Side of Pool \$9,960; entrance bed \$685; and Clubhouse \$11,320.

Snow removal and doggy bag maintenance is the current set of activities. The crew will be reminded to do the walkway from the front of the Clubhouse to East Fair Avenue where the school buses pick up and drop off the riders.

JBK will empty the Tennis Court trash cans found on the net poles once a week. The manager will issue access cards to JBK.

#### **2. YMCA - Marco will obtain a tarp to cover the kiddie pool and suggested using 5 gallon buckets with water to hold in place. The custom pool cover was very expensive.**

Marco is also researching the sun shades that resemble boat sails, installation of poles and other anchors to hold them in place.

The Board requested Swim Team and Swim Lesson Flyers in early spring. They will be sent via email blast.

Marco is working on setting up lifeguards for this pool season which starts the last weekend in May. A number of the guards will be returning, and as many as possible will be selected from Greenfield owners.

The pool will be filled, but not heated, late April. This helps with conditioning the water in order to be ready on time for the end of May opening.

The Board also reviewed Access Control. The lifeguards are there to perform lifeguard and pool maintenance duties. The lifeguards are specifically instructed to have anyone having trouble with their Access Card to contact the manager; the lifeguards are not there to open the gate.

3. Clubhouse - Carpet replacement would be suggested. Manager will review the records and send the Board stats for all of 2014, month by month number of rentals.
4. DRC - All applications have a decision and a notice sent to the requesting owner.
5. Social Committee - Tracy Miller - Upcoming events include, Easter Egg Hunt; Movie Night; Pot Luck in the Park; Adult Social; 4<sup>th</sup> of July; Spook Around the Lake and a Holiday Party in December. The dates will be finalized and sent to owners in an email blast.

A homeowner approached the Social Committee to request a Basket Ball Hoop at the pool. The manager will contact the Association's attorney to seek advice. On the surface, it appears to be at odds with the general use of the pool with many children using the pool free-style as basketball in the pool would be limited to just the players. Overall, it may create a greater liability and increase insurance premiums and lifeguard fees. Manager will contact the Attorney to pose the questions.

6. LMD - Plans for some changes will be presented, including some drainage changes on the Grandview side that need to be approved by SEMSWA.
7. CENCON - Have not received the annual membership fee billing, otherwise, no changes.
8. Spectrum - Trees are being planted, the surrounding 3 rail fence needs to be painted (Spectrum wants an easement to maintain or remove the fence). An electrical box was installed and it appears to be on Greenfield property. The Board President will be in contact with the Spectrum Rep to either move the box, or establish an easement.
9. Village Homes - Project approved by the City of Centennial. Plans are progressing to build houses on the lot previously dedicated to a Cherry Creek elementary school. The next step is for the Board to vote on annexation. If okayed, then the members vote by mail.
10. Alpert Homes - The project was approved by the City. No other information or contact from the developer.

C. Minutes - Rich Valentino moved to approve the Minutes of December 8, 2014. Jeanette Moore second. The Minutes were approved.

At 6:15 PM, the meeting went into recess for a Violation Hearing on the 20436 Trailer.

At 6:33 PM, the meeting was reconvened.

- D. Financial Report - It was noted that 5040 Trash shows \$228 over. Manager will check to see why. The contract caps rate increases at 3% per year.

Jeanette Moore moved to accept the Financial Report. Sheri Brimmer second. The Preliminary Financial Report for December 2014 was accepted.

E. Unfinished Business

1. Brick Columns - The Board reviewed the proposal from The Brick Doctor. The dollar amount was higher than originally expected. The Manager will contact Eric at JBK to see if they are set up to make repairs to the brickwork in the landscaping.
2. The Trail and Utilities easements for Village Homes is under review by legal counsel. Some changes will be made.
3. Clubhouse painting invoice remains unpaid since the required W-9 and insurance certificates have not been received.
4. Last time the mulch was renewed was 2012.
5. A better PA system for outdoor social events is being priced by the Social Committee. A reasonably priced portable PA is being sought.

F. New Business

1. Clubhouse Manager position term limits were discussed, possible annual or every 2 year change, same as board seats. President will speak with current Clubhouse Manager for input.
2. 6395 13 specific violations, a fine of \$25 for each once okayed by the Association's attorney. Back stairs were repaired. Mike Hamrick moved to assess a \$25 fine for each of the 12 violations, if approved by the Association's legal counsel. Jeanette Moore second. Motion carried.
3. 20738F - broken basketball hoop remains visible on the lot after written notice. Manager is to send a Final Notice with option to remove, or fines will begin.

G. Adjournment

1. The meeting was adjourned at 7:34 PM.

Approved: \_\_\_\_\_  
(Date)