

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, March 9, 2015 - 5 PM

MINUTES

A. Call to Order 5:06 PM

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

Members Absent: Steve Rowe.

Also Present: Eric Plouffe, JBK; Paden Brown, YMCA; and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe. The crew has been removing snow, spring services are starting up soon, fertilizing is scheduled for April, fence line mowing is scheduled monthly, main area is fall only which is better for the native grasses. The sudden polar freeze in early November 2014 killed some pine trees, some roses and some flowering trees. It is recommended to NOT fertilize at risk trees and bushes. Doing so could force growth the plant/tree growth that it cannot sustain this summer, these plants did not have a chance to send its nutrients back into the root system for winter. The cold came too quickly. If it survived the freeze, the fertilization forced growth could kill it. This happened back in the 1970s and there was a plant/tree die off then also.
2. YMCA - Paden Brown will be back this season, Marco is transferring up to the mountain region. The Board President will do a final review of the contract. The broken pipe and valves found at start up last season was repaired, but the Association held payment on this. The cost of the pipe repairs should not be an Association expense, and the YMCA did winterize correctly. It was determined the most likely source was water was left on in the pipes from the warranty plaster repairs. It appears that the pipes were not re-winterized when the plaster repairs were completed.
3. Clubhouse - No report.
4. DRC - There is one roof color change application pending.
5. Social Committee - The Easter Egg Hunt is scheduled for March 21, 2015.

6. LMD - The next meeting is scheduled for Monday, March 16 at 3 PM. The Greenfield Board is invited. The City of Centennial will be presenting the plans and timeline for widening of Arapahoe Road between Waco and Himalaya.
 7. CENCON - No changes.
 8. Spectrum - Appears to be progressing. Board President will be meeting with Bernida Egging to review possible fence and electrical box easements.
 9. Village Homes - Their representatives are working on revising easements for landscape maintenance and utility installation which are needed to complete construction of 35 new houses on their lot. A temporary Construction Easement in Tract I may not be needed or can be greatly scaled back, it appears the stub-out is already outside of Tract I. Plans to seek an advisory vote on annexation from Greenfield owners are in the works. Ground breaking is scheduled for Mid-April 2015.
 10. Alpert Homes - The project was approved by the City. No other information or contact from the developer.
- C. Minutes - Jeanette Moore moved to approve the Minutes of February 9, 2015. Sheri Brimmer second. The Minutes were approved.
- D. Financial Report - Mike Hamrick moved to accept the February 2015 Financial Report. Jeanette Moore second. The motion carried.

The Auditor's report and cover letter were reviewed. Manager will request the Auditor change the letter and report to reflect the last Reserve Study was completed in 2013.

The manager will check with Accounting to determine if the UBS Reserve Fund Account is FDIC or similar insured.

E. Unfinished Business

1. Mike Hamrick moved to approve the Village Homes Trail Easement when the Association's Attorney okays the verbiage. Jeanette Moore second. The motion carried.
2. Mike Hamrick moved to approve the Village Homes Utility Easement when the Association's Attorney okays the verbiage. Jeanette Moore second. The motion carried.
3. DRC Guidelines Review - Draft revisions were distributed to board members for final review. A copy will go to the DRC Chair and members for review and input.
4. Perimeter Gates and Fences will be inspected on the Spring Walk, including the Hillside boundary fence. It was determined that some perimeter fences along

Smoky Hill, Liverpool, Jericho and Fair were being maintained by Village Homes prior that corporation filing for bankruptcy.

5. Brick columns will be inspected on the Spring Walk.
7. Manager is working on obtaining bids to re-tile the Clubhouse Restrooms.
8. Clubhouse and Gazebo painting invoice, still need W-9 and insurance certificates, plus the gazebo wood work is completed and they need to be painted. Board president and manager have left messages for the painter's rep.
9. Cameras and Card readers put over to a future meeting.
10. Inspection areas are not evenly divided by Phases. Manager will bring maps and a count to next meeting in order to help more evenly divide inspection areas.
11. Dumpster Days weekend will be suggested for June 13th. Community Yard Sale Weekend will be suggested for June 5-6. Confirmation will be made via email and notice sent via email Blast to the Community.

F. New Business

1. YMCA contract review. In Section 2.03, the dates need to be changed to the actual dates. Manager will contact YMCA rep for the update. Also, ask about Swim Lesson Revenue, where is the listed and how is it paid? Rich Valentino moved to approve the contract with changes. Jeanette Moore second. The motion carried.
2. Tree spraying proposal from JBK will be put over to the next meeting to discuss with Eric.
3. Auditor's letter will be signed after the change of the date for the Reserve Study.
4. Board okayed delay of yard work until May 1, 2015 for 6395. The Board will begin hearings and assessment of fines as per the Enforcement Policy if there is no improvement in the yard as promised by the owner in exchange for the extended deadline.

G. Adjournment

1. The meeting was adjourned at 7:29 PM.

Approved: April 13, 2015