

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, May 11, 2015 - 5 PM

MINUTES

A. Call to Order 5:04 PM

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

Members Absent: None.

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

B. Committee Reports

1. Landscape - Eric Plouffe - The irrigation system is ready to go. The ECCV regulations are the same as last year. Pre-emergent weed control was applied. The lawns aerated. The pool area lawn sprayed for dandelion and thistle. Some areas have been mowed twice, others are still too wet, the big mowers will become stuck in mud if sent in now.

Snow storm damage clean up - the chipper truck is \$250 per hour. Last time, the volume was too great to haul away and it was obvious a dumpster was needed to handle it. The board will discuss this in new business. The rakings and debris has other items and cannot be recycled. LMD still has plans for Dumpster Day in June following the Yard Sale Weekend.

Landscape Plans for the Clubhouse are nearly complete. Sherry and Eric will look at the big pots at Nick's and perhaps benches in stock. The Spring Walk is scheduled for May 15 at 2 PM, barring changes caused by weather.

The spring open space mowing will commence when the ground is dry enough to send in the mowers. They will become stuck in the mud if sent in too soon.

2. YMCA - Paden Brown - The pool cover was removed and water is circulating to balance the Ph. The heater will be brought on-line, cleaning will commence and pool furniture will be brought out by the end of the week. The baby pool was covered with two tarps half way through winter to keep it cleaner while closed, it was somewhat better, but what it could be, the custom cover was very expensive. Pricing will be obtained for the custom cover, part of which may be the tie-downs that go into the concrete pool deck.

3. Clubhouse - No report.

4. DRC - Two applications received today are pending, all others have a decision and a decision letter sent to the applicant.
 5. Social Committee - No report.
 6. LMD - Meeting is next week.
 7. SEMSWA - No report.
 8. CENCON - Meeting is May 18th.
 9. Spectrum - Nearing completion. Fencing questions for their rep.
 10. Village Homes - No changes.
 11. Alpert Homes - The project was approved by the City. No other information or contact from the developer.
- C. Minutes - Mike Hamrick moved to approve the Minutes of April 13, 2015 with changes. Rich Valentino second. The Minutes were approved.
- D. Financial Report - Citywide Checking \$456K - Reserve \$360K; UBS Reserve \$248K

Jeanette Moore moved to accept the April 2015 Financial Report. Sheri Brimmer second. The report was accepted.

Mike will contact banks to find out rates and other information to spread Association funds into FDIC insured accounts. It appears for non-profit corporations each account type is covered to a maximum of \$250K. Having more bank accounts to balance each month does not change the management accounting fee.

E. Unfinished Business

1. Pricing for one 19 x 20 sail over the baby pool with a local installer is \$5,596 plus installation. A 12 x 12 is \$3,196, plus installation. The price basically doubles if the manufacturer installs. Measured during the meeting, the baby pool is approximately 15 x 18. It appears the Single Pole Pyramid Style as found on the brochure may be the best option at the baby pool.

Jeanette Moore left the meeting at 6:30 PM.

2. Clubhouse Landscape Proposal - \$35K with a 5% discount is all components are selected. Check with Eric to see if the Trees and Rocks for the Tennis Court and Pool hillside can be included in this. Steve Rowe moved to approve the proposal and to ask Eric to send the revised numbers to Mike Hamrick to sign the contract pending final pricing. Sheri Brimmer second. The motion carried.

3. Spring Walk - May 15 at 2 PM - Perimeter Fence inspection and review for responsibility. Determine if some perimeter fencing locations are acceptable for gate installation. Inspect trees and review tree spraying proposal.
4. DRC - Additional changes, additions and rewrites were brought up at this meeting. A completed draft is anticipated for August.
5. Property Inspection Maps.

Filing 1	Rich Valentino
Filing 2	Sheri Brimmer
Filing 3	Mike Hamrick
Filing 4	Jeanette Moore
Filing 5	Steve Rowe
Filing 6	Jeanette Moore

Focus will be on Fences, basketball goals, dead trees and house painting. Board members will inspect and submit their list for warning and violation letters by June 15, 2015. Manager will send letters as quickly as possible.

6. Painting Sign Post - manager will seek proposal from SPCS to use the same material as Denver Paint.
7. 6281 - Board will draft a letter to the owner offering to repaint the house standard Greenfield colors.
8. 6248 application to install a non-standard garage door was rejected by DRC. The paperwork was reviewed by the board. The door was properly rejected. The Board will consider a new door style since the current door used throughout Greenfield is no longer manufactured. The door rejected using diagonal lines or Xs which strongly suggests a barn door. Should the owner or any owner submit a different door with horizontal or vertical lines, or something similar to the existing door, the board will review the design and would consider approving a possible new standard for Greenfield.
9. Webmaster quotation was \$5K and after discussion a new quote submitted at \$3K with maintenance at \$75 per hour. He will be requested to come to the June meeting to further discuss this with the Board.

F. New Business

1. None.

G. Adjournment

1. The meeting was adjourned at 7:45 PM.

Approved: June 8, 2015