

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, June 8, 2015 - 5 PM

MINUTES

A. Call to Order 5:04 PM

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

Members Absent: Steve Rowe.

Also Present: Carol Moore; Mary Lisman; Elizabeth Wood, JBK; Paden Brown, YMCA; Rob Johnson, Village Homes; and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Elizabeth Wood - YMCA

The thistle at the pool has been removed. The stop valve at E Maplewood repaired. The annual flower bed at the pool parking lot have been installed. The proposal changes reviewed and updated, copies presented to the Board.

2. YMCA - Paden Brown

All equipment is up and running well. There are some rust spots by the handle to the steps. Swim lessons are about to start. Swim Team practice began June 8.

The burst pipes from last year is still under investigation. The gardener is ruled out by the Greenfield Board, JBK does not have access to the building. It is most likely from when the crew did the warranty work on the pool plaster. That crew should have drained the water from the system after they turned it on for a water source to make the plaster repairs. There is no indication that they drained the system when done. This is the most likely source of water in the plastic pipes that froze leading to the burst pipes inside the pump room. We know of no one else that had a reason to turn on the water to the pump room or pool between winterization and the pipes bursting, or anyone else with access.

3. Clubhouse - No report.

4. DRC - One pending application - portable basket ball goal.

5. Social Committee - The largest social event of the year is 4th of July; plans are well in motion. Email blasts have gone out requesting reservations. Saturday,

June 13th is the next Movie Night, hopefully all the huge amounts of rain experienced recently will not dampen the evening.

6. LMD - Dumpster Day will be June 13th which follows the Annual Yard Sale. There will be the chipper truck and shredder this year again on East Fair Avenue, near the intersection of E. Fair Ave, S Jericho St. and S. Genoa St.

The perimeter landscape walk with JBK & LMD was too wet for the gate portion by Falcon Creek.

The remains from dredging cannot go onto the Village Homes site, they will be very wet and must rest in bags for 3 months which is too long of a delay for the building project.

7. SEMSWA - No report.
 8. CENCON - No changes.
 9. Spectrum - Nearing completion. Fencing questions for their rep.
 10. Village Homes - Rob Johnson provided an update. Ground breaking will begin in June. Safety fencing will go up soon to protect people from falling into the deep trenches they will be digging for pipes. There will also be heavy equipment, limited hours of use and dust control measures. If any concerns arise, we should feel free to contact Rob to let him know.
 11. 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 May 11, 2015. Rich Valentino second. The Minutes were approved.
- D. Financial Report - Mike Hamrick checked with US Bank, Chase and 1st Bank, FDIC insured, and the small rates are about the same. Moving some reserve funds will be done \$250,000 at a time in June, July and August. Manager will prepare a check request. The board will take each check to a new bank to set up a new reserve account each month until the funds are spread out in FDIC insured accounts.

May 2015 Financials were reviewed. Jeanette Moore moved to accept. Sheri Brimmer second. The motion carried.

E. Unfinished Business

1. Village Homes - Rob Johnson made his presentation which includes changes made that were expressed by concerns from Greenfield. Work starts next week with erosion control measures.
2. Pool Shade - Put over to the next meeting.

3. 6381 repaint approved new colors, Body: Virtual Taupe SW 7039; Trim: Pure White SW 7005; Accent: Black Magic SW 6991 - Denver Paint \$1,600. Mike Hamrick moved, Jeanette second. The motion carried.
4. 72 Sign Posts - Denver Paint Company proposal - Prep & Paint all sign posts \$62 per post or prep & paint some with backer board repair at \$92 each post case by case board approval required first. Mike Hamrick moved. Jeanette second. The motion carried.
5. Design Standards Manual revisions are planned to be completed by August 1, 2015. Addition changes were found and suggested recently, re-writes take time.
6. Clubhouse check included gazebos which have not been painted yet. The check was voided to be returned to accounting.
7. Surveillance Cameras and Card Readers put over to a future meeting. Keep on agenda.

F. New Business

1. Weather pool closures prompted a complaint from a homeowner when pool users were asked to leave the pool area. This is required by Colorado State Statute. After discussion, it was determined that if a homeowner needs to stay in the area because they walked and are unable to catch ride with someone that did drive, they may remain in one of the restrooms or in front, just as before, until the weather condition improves. The Clubhouse is not open because of private parties. The lifeguards cannot remain on pool deck either.
2. 6100 - Hearing - Repeat yard maintenance violation - Owner not present - Mike Hamrick moved, Rich Valentino second. \$100 fine assessed. If in 2 weeks no improvement is visible, send notice of hearing for July 13, 2015. The motion carried.
3. 6627 - Hearing - Repeat yard maintenance violations - Owner not present - Mike Hamrick moved to fine \$100. Sheri Brimmer second. If in 2 weeks no improvement is visible, send notice of hearing for July 13, 2015. The motion carried.
4. The Annual Owners meeting date is set for Wednesday, August 19, 2015 at 6 PM. The sign in period begins at 5:30 PM.
5. Access Card policy change from zero tolerance discussion. \$5 or less, leave the card on and send a ledger, owner will have an opportunity to pay small balance with their next month's payment. For owners with a balance of \$5.01 and up, the access card will be deactivated and the "Orange Notice" included with the standard notice of an account balance due.

6. Website - Contract with a potential Webmaster was discussed and negotiations are in progress. Some online samples were viewed by Board Members. Pricing is currently the final set of details to be worked out. Once that is finished, the Greenfield website will be updated. The ability for Board Members to make more changes and additions to the web pages is expected to be included making the website more flexible.

G. Adjournment

1. The meeting was adjourned at 7:35 PM.

Approved: July 13, 2015