

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, July 13, 2015 - 5 PM

MINUTES

A. Call to Order 5:04 PM

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

Members Absent: Sheri Brimmer and Steve Rowe.

Also Present: Terry Moore; Babs Laggans; Ruth Ann Thompson; Darryl Thompson; Elizabeth Wood, JBK; Paden Brown, YMCA; Rob Johnson, Village Homes; and Chris Ricketts, CMCA®, Association Manager.

B. Committee Reports

1. Landscape - Elizabeth Wood - JBK

The landscape revamp project will start next week, plants are selected and coming in. Weed spraying was completed June 22, 2015. The dead maple on the slope will be removed and replaced with an autumn blaze. JBK will coordinate access over the landscape with Renner when the work on the tennis Courts starts at the end of the month. The Board requested that some willow stumps off of South Jericho not have any further weed eater work done on them.

2. YMCA - Paden Brown

There is a small rust spot that is too low to treat without draining the pool. This will wait until the regular drain down at the end of the season to determine the cause and remove the spot. Swim Meet went well. The one complaint turned out to be about a late sign up. YMCA requested permission to drill holes in the deck for backstroke flag poles. After discussion, it was determined the best solution was to use umbrella bases to hold up the poles since the backstroke flags are only needed once a year. Drilling holes is not okay. Paden will review with the lifeguards how many lifeguards are in the room and how many are on deck to ensure there are enough on deck based upon the number of pool users in the pool and on deck. Also, a review of the rules that rules such as "no running on the pool deck" are being enforced the same way by all lifeguards. The temperature readings will be monitored to ensure the pool is maintained as close to 84 degrees. The pool vacuum will be used a bit more often. Paden will look for the automatic vacuum and price a replacement. The Board okayed having owners and residents wait out a thunder or rain storm in the Restrooms.

The greased watermelon contest will not be part of the pool contests at future 4th of July events.

3. Clubhouse - A renter left the Clubhouse a mess after a weekend rental. Their deposit check will be cashed.
 4. DRC - The Guidelines rewrites are nearing completion, Jeanette is working on the last set of suggestions received a few weeks ago. Owner of 6302 requested roof color variance. Board will look at samples installed by the owner's roofer and make a decision after taking a look at color samples to be installed over the existing roof.
 5. Social Committee - Reimbursement for 4th of July expenses will be made when receipts are received. Overall it went well.
 6. LMD - No changes to report.
 7. SEMSWA - No report.
 8. CENCON - No changes to report.
 9. Spectrum - Nearing completion. Fencing questions for their rep. Manager received a phone message from their rep offering a barbecue and tour when the facility is closer to completion. They are requesting Greenfield to send out an email blast invitation.
 10. Village Homes - Work is in progress. Rob Johnson asked for Greenfield to refer callers or owners with emailed questions to him.
 11. Alpert Homes - The project was approved by the City. No other information or contact from the developer.
 12. Hillside - Fences - Terry Moore shared some ideas about replacing some wood components with plastic wood and using a rhinoshield product on some wood. Also adding more flashing to bases to protect from weed whacker damage.
- C. Minutes - Rich Valentino moved to approve the Minutes of June 8, 2015. Jeanette Moore second. The Minutes were approved.

D. Financial Report

1. Jeanette Moore moved to accept the June 2015 Financial Report. Rich Valentino second. The motion carried.
2. Three new Reserve Accounts to spread out the reserve funds into 3 new FDIC insured accounts at different banks will be set up over the next 3 months. A check for \$250,000 to take to Chase Bank was prepared. Each board member must go to the bank to complete the signature card/account agreement paperwork.

E. Unfinished Business

1. Baby Pool Shade - Jeanette Moore needs the shade vendor contact information and some other details.
2. Denver Paint Company is working on a proposals to paint the 3 gazebos and some fences.
3. Surveillance Cameras & Additional Card Readers was put over to a future meeting.
4. Path Signage was put over to a future meeting.

F. New Business

1. Owner of 5972 requested extension on garage door, has parts, to coincide with hail damage repair to the exterior of the house. The fence may not belong to this address. The Board will take a closer look. The garage door extension was granted to September 1, 2015.
2. Grill at pool deck is broken - Mike and Rich will each seek pricing for a replacement for the board to make a decision at a later meeting.
3. 6100 - Owner appeared and discussed issues with the Board - Board will check again to see if sufficient improvements have been made.
4. 6627 - Owner did not appear for their hearing. Problems were not corrected. Mike moved to send a letter to correct in 2 weeks and assess the next level of fine. Rich second. The motion carried.
5. 6141 - Owner did not appear for their hearing. Some of the ongoing problems were partially corrected. The owner the called manager; tenant evicted, much work inside is needed. Mike moved to fine \$25, correct all exterior violation in 14 days or submit exterior plans. Jeanette Moore second. Motion carried.

G. Adjournment

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

Approved: August 10, 2015